

PY2016-2020 Consolidated Plan & PY2016 Annual Action Plan

Cobb County, Georgia
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**Prepared for
Cobb County**

By



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Introduction

As a recipient of federal grant funds, Cobb County is required by HUD to produce a Consolidated Plan and Annual Action Plan. Cobb County has contracted with WFN Consulting for the production of these planning documents. These plans serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)
- Emergency Solutions Grant (ESG)

The County's Five-Year Consolidated Plan identifies the community's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2016-2020 time frame are summarized below:

- **Affordable Housing**
 - Acquisition, Rehabilitation, and New Construction of Affordable Housing
 - Tenant Based Rental Assistance/Rapid Re-housing
 - Housing Rehabilitation
- **Neighborhood Revitalization and Reinvestment**
 - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
 - Park Improvements
 - Sidewalk and Infrastructure Improvements
 - Support services for populations with special needs (e.g. elderly, persons with disabilities)
- **Increase Housing Options for Homeless**
 - Rapid Re-housing/Homelessness Prevention
 - Shelter Operations

- HMIS Coordination
- **Increase Capacity of Public Services**
 - Health and dental services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs
 - Transportation for seniors and youth
- **Increase Funding for Economic Development**
 - Expansion of business products based on community need
 - Job training for low and moderate-income persons

Evaluation of past performance

Each year, Cobb County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the County's PY 2015 CAPER.

Goal: Increase Access to Affordable Housing

- Through tax credits and local HOME program funds, 151 units of affordable rental units for disabled persons and persons aged 62 and older were added to the County's affordable housing stock.
- Through the Minor Home Repair Grant program, 20 homes were repaired, lead based paint was removed from 2 homes, and 1 home was reconstructed.
- Through the Tenant Based Rental Assistance (TBRA) program, 19 families received rental assistance.

Goal: Eliminate Homelessness:

- Non-profit organizations used ESG funds for the following services:
 - Rapid Re-housing program funds to assist 46 homeless individuals/families with moving into permanent housing,
 - Homeless Prevention program funds to assist 60 individuals/families from becoming homeless.
 - Provided 34,900 nights of shelter to 1,195 homeless persons.

Goal: Neighborhood Revitalization and Redevelopment

- CDBG program funds were used to improve 8 community recreation facilities including park projects and one community facility for disabled adults.
- CDBG program funds were also used to repair 4 public infrastructure projects and 2 water sewer projects in low-income neighborhoods.

Goal: Sustain Public Services

- CDBG program funds were used to provide direct services to 1,866 persons in the following categories:
 - Educational and mentoring for youth (200)
 - Abused and neglected children (936)
 - Essential services to homeless persons (236)
 - Medical and dental care for low-income persons (494)

Goal: Increase Economic Opportunities

- CDBG program funds were used by a non-profit organization to provide job training for 246 disabled adults.
- CDBG program funds were also used to assist 60 small businesses through its Micro-enterprise program.

Cobb County has consistently satisfied program mandates and expended funds in a timely manner. Further, Cobb County has successfully targeted funding to benefit low and moderate-income persons and communities. The goals and projects identified in this Action Plan were developed using past strategies that have been proven successful and those that needed to be revised.

Summary of citizen participation process and consultation process

During the preparation of the Cobb County PY2016-2020 Consolidated Plan and PY2016 Action Plan, a Public Review Meeting was held on Thursday, September 3, 2015 to obtain the specific housing and related services needs for Cobb County. All comments received have been included in this Consolidated Plan. The following methods were used to obtain public and private input:

- A 30-day comment period was held from Friday, August 21, 2015 through Monday, September 21, 2015 for the public to review and provide comments on the Annual Action Plan. The plan was available for review in hard copy at the Cobb County CDBG Program Office and on the CDBG Program Office website: www.cobbcounty.org/cdbg.

Summary of public comments

Public Comments have been included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following entity is responsible for preparing the Consolidated Plan and administering the County's HUD grant programs.

Agency Role	Name	Department/Agency
Lead Agency	COBB COUNTY	CDBG Program Office

Table 1 – Responsible Agencies

Narrative

Cobb County is the lead agency for the development, administration, and review of the Annual Action Plan. The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting, a program management consulting firm that specializes in HUD grant programs, and has managed all facets of Cobb County's HUD grant programs since 1981. Administrative support and oversight is provided by Cobb County's Office of Finance Economic Development. Additionally, Cobb County's Finance Department and Budget and Internal Audit Division collaborate with the CDBG Program Office on all financial matters, internal controls, and processes.

The CDBG Program Office researched and prepared the Annual Action Plan which provides a comprehensive strategy to address the County's housing and community development needs with CDBG, HOME, and ESG Program funds.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the Consolidated Plan and Annual Action Plan may be directed to:

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Introduction

Cobb County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The County held a kickoff meeting and two public meetings through its charrette process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Marietta Housing Authority is the local public housing agency and was consulted in the preparation of this plan. This agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development.

In addition to the public housing agencies, the County consulted with other private and governmental agencies, mental health, and service agencies was instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the charrette process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Cobb County is a part of the Marietta/Cobb Continuum of Care. The Marietta/Cobb Continuum's goal is to provide solutions to end homelessness in Cobb County through education, resources, and advocacy. In consultation to develop this plan, Cobb County consulted with the Continuum to gain access to all CoC data. The County was provided data from the Homeless Management Information System (HMIS), Point-in-Time Count (PIT), the Housing Inventory Count, and information from the Annual Homeless Assessment Report (AHAR). Through this collaboration, the County ensures that CoC goals and the County's Consolidated Plan priorities are integrated into the plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The County coordinates with the Marietta/Cobb Continuum of Care, which is responsible for the administration of the Continuum of Care in Cobb County. This structure provides the internal connective mechanism among County departments and outside entities which serve the homeless throughout the County.

As the CDBG Program Office administers the ESG program, close coordination occurs with the CoC in establishing priorities for the ESG Program. A part of this coordinated process includes the planning and operation of the County's Homeless Management Information System (HMIS).

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in November 2014. Stakeholder Meetings were also held and included representatives from the following organizations:

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
MUST Ministries	Services - Homeless	Homeless Needs; Non- Homeless Special Needs	Public Meeting
YWCA of Northwest GA	Services – Victims of Domestic Violence	Non –Homeless Special Needs	Public Meeting
Girls Inc	Services - Children	Non –Homeless Special Needs	Public Meeting
The Extension	Services - Homeless	Homeless Needs	Public Meeting
City of Marietta	Other Government - Local	All	Public Meeting
City of Kennesaw	Other Government - Local	All	Public Meeting
Family Life Restoration	Services - Homeless	Homeless Needs; Non- Homeless Special Needs	Public Meeting
Cobb CSB	Other Government - Local	All	Public Meeting

Cobb County	Other Government - County	All	Public Meeting
Atlanta Legal Aid	Services – Fair Housing	Non-Homeless Special Needs	Public Meeting
Communities in Schools	Services - Children	Non –Homeless Special Needs	Public Meeting
SafePath Childrens Advocacy	Services - Children	Non-Homeless Special Needs	Public Meeting
Friends of Disabled Adults & Children	Services – Persons with Disabilities	Non-Homeless Special Needs	Public Meeting
Nobis Works	Services – Employment	Non –Homeless Special Needs	Public Meeting
Austell Task Force	Other Government - Local	All	Public Meeting
First Step	Services - Children	Non –Homeless Special Needs	Public Meeting
Walton Communities	Housing	Housing Needs Assessment	Public Meeting
Marietta YELLS	Services - Children	Non –Homeless Special Needs	Public Meeting
Center for Family Resources	Services - Homeless	Homeless Needs; Non-Homeless Special Needs	Public Meeting
African American Golf Foundation	Services - Children	Non –Homeless Special Needs	Public Meeting
Social Concepts & Development Services	Services – Health	Non-Homeless Needs	Public Meeting
Southern Christian Leadership Conference	Services - Education	Non –Homeless Special Needs	Public Meeting
Hermosa Health	Services - Health	Non-Homeless Needs	Public Meeting
Powder Springs Task Force	Other Government - Local	All	Public Meeting
S.A.F.E. Place	Services - Education	Non –Homeless Special Needs	Public Meeting
Sheltering Arms	Services - Children	Non –Homeless Special Needs	Public Meeting
City of Powder Springs	Other Government - Local	All	Public Meeting
St. Vincent de Paul Society	Services - Homeless	Homeless Needs; Non-Homeless Special Needs;	Public Meeting
Marietta Housing Authority	PHA	Public Housing Needs	Public Meeting
Cole Street Development	Housing	Housing Needs Assessment	Public Meeting

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting.

The County did not exclude any agency type or agency during this process

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Marietta/Cobb Continuum of Care	Coordinating homelessness services with Continuum of Care priorities

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

Stakeholder meetings included representatives of the following organizations:

- City of Marietta
- Marietta Housing Authority
- City of Powder Springs
- City of Acworth
- City of Kennesaw
- City of Smyrna

Data was collected from the following organizations:

- Marietta Housing Authority
- US Department of Housing and Urban Development (HUD)

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

A Community Needs Survey was conducted to solicit input from residents and workers in the County. Respondents were informed that the County was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Meetings were held during the evening in various locations across the county, providing a variety of options for residents to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the County. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

<p>Kickoff Meeting MUST Ministries Community Room 1407 Cobb Parkway NW, Marietta, GA Wednesday, November 5, 2014 at 2:00 p.m.</p>	<p>General Meeting Cobb County Public Library 266 Roswell Street, Marietta, GA Wednesday, November 5, 2014 at 6:30 p.m.</p>
<p>General Meeting Collar Community Center 2625 Joe Jerkins Blvd., Austell, GA Thursday, November 13, 2014 at 6:30 p.m.</p>	<p>General Meeting Freeman Poole Multipurpose Center 4025 South Hurt Road, Smyrna, GA Monday, November 17, 2014 at 6:30pm</p>
<p>General Meeting Family Life Restoration Center 6105 Mableton Parkway SW, Mableton, GA Monday, November 17, 2014 at 6:30 p.m.</p>	<p>General Meeting Kennesaw Public Library 2250 Lewis Street, Kennesaw, GA Wednesday, November 19, 2014 at 6:30 p.m.</p>
<p>General Meeting The Roberts School 4861 School Street, Acworth, GA Wednesday, November 19, 2014 at 6:30 p.m.</p>	<p>General Meeting Ron Anderson Community Center 3820 Macedonia Road, Powder Springs, GA Thursday, November 20, 2014 at 6:30 p.m.</p>
<p>General Meeting East Marietta Public Library 2051 Lower Roswell Road, Marietta, GA Wednesday, December 3, 2014 at 6:30 p.m.</p>	<p>Public Review Meeting Cobb County Board of Commissioners Meeting Room 100 Cherokee Street, Marietta, GA Thursday, September 3, 2015 at 10:00 a.m.</p>

Citizen Participation Outreach

\Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Non-targeted/broad community	There were 9 public meetings held with a total of 75 attendees	Affordable housing, transportation, and employment were the top three needs identified. Some other concerns expressed were: lack of coordination of services from non-profits, segregation throughout the county, childcare needs, South Cobb underserved and neglected, better schools needed for all.	All comments were accepted
Newspaper Ad	Non-targeted/broad community	The public was notified of the public meetings via a newspaper ad in the Marietta Daily Journal and Mundo Hispanico	Cobb County did not receive any comments based solely on the newspaper ad.	All comments were accepted
Survey	Non-targeted/broad community	The survey received 227 responses.	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted

Table 4 – Citizen Participation Outreach

Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level. The recent economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income), and household types of particular interest to planners and policy-makers. Assessing the specific housing needs of Cobb County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single family homes was conducted based on available demographic, economic, and housing data for the county. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of the assessment are provided in the sections below.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

The tables and narratives below present housing need data for Cobb County, provided by HUD, as part of its online eCON Consolidated Plan program. The data originally derived from the 2007-2011 ACS and the HUD CHAS database.

In 2013, Cobb County included 699,235 residents and 261,242 households. As reflected below, the County has continued to experience an increase in both populations and households since 2000. The median household income in 2013 was \$62,940, which is a decrease of 3.7% from 2011 ACS estimates of \$65,423. The following tables provide an overview and breakdown of the County's population by size, income, age and housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	607,880	684,468	13%
Households	227,657	258,710	14%
Median Income	\$58,289.00	\$65,423.00	12%

Table 5 - Housing Needs Assessment Demographics

Data

Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	21,425	22,025	35,755	22,640	156,845
Small Family Households *	7,285	8,010	14,070	9,310	89,065
Large Family Households *	2,225	2,518	3,575	2,330	12,810
Household contains at least one person 62-74 years of age	2,785	3,305	5,369	3,415	22,125
Household contains at least one person age 75 or older	2,155	2,563	3,339	2,025	6,060
Households with one or more children 6 years old or younger *	4,943	5,144	7,493	4,060	22,637

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data

Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	245	280	214	325	1,064	80	135	68	95	378
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	164	80	389	120	753	15	15	40	0	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	375	823	545	159	1,902	273	399	359	135	1,166
Housing cost burden greater than 50% of income (and none of the above problems)	9,825	6,135	1,390	100	17,450	5,500	4,585	5,314	1,609	17,008

Housing cost burden greater than 30% of income (and none of the above problems)	569	4,179	9,820	1,970	16,538	600	1,579	5,415	4,979	12,573
Zero/negative Income (and none of the above problems)	1,520	0	0	0	1,520	780	0	0	0	780

Table 7 – Housing Problems Table

Data

Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,605	7,320	2,545	710	21,180	5,875	5,125	5,785	1,850	18,635
Having none of four housing problems	1,305	5,410	15,185	8,655	30,555	1,350	4,170	12,245	11,420	29,185
Household has negative income, but none of the other housing problems	1,520	0	0	0	1,520	780	0	0	0	780

Table 8 – Housing Problems 2

Data

Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,264	4,810	4,989	14,063	1,939	2,230	4,280	8,449
Large Related	1,319	1,228	660	3,207	784	948	1,644	3,376
Elderly	1,348	1,117	784	3,249	2,068	2,013	2,378	6,459
Other	4,165	4,225	5,219	13,609	1,659	1,423	2,680	5,762
Total need by income	11,096	11,380	11,652	34,128	6,450	6,614	10,982	24,046

Table 9 – Cost Burden > 30%

Data

Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,050	2,185	559	6,794	1,769	1,865	2,185	5,819
Large Related	1,265	534	25	1,824	679	624	530	1,833
Elderly	1,120	763	155	2,038	1,624	1,278	1,184	4,086
Other	4,095	2,870	709	7,674	1,624	1,190	1,470	4,284
Total need by income	10,530	6,352	1,448	18,330	5,696	4,957	5,369	16,022

Table 10 – Cost Burden > 50%

Data

Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	494	699	684	154	2,031	273	300	315	70	958
Multiple, unrelated family households	45	173	155	85	458	25	114	79	65	283
Other, non-family households	0	35	75	65	175	0	0	0	0	0
Total need by income	539	907	914	304	2,664	298	414	394	135	1,241

Table 11 – Crowding Information – 1/2

Data

Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 2 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

While the CHAS data does not estimate the need for housing assistance among single person households, data from the 2013 ACS indicates that over 12.9% of the county's occupied housing units were single person households. 66.4% were homeowners while the balance was renters.

In 2015, 207 single individuals were unsheltered, in emergency shelters or transitional housing programs for homeless people. In order to meet the needs of single homeless individuals, the level of services available within shelters for single individuals must be significantly increased. Shelter capacity could be reconfigured into smaller facilities that will have adequate space to

this higher level of services to residents; provide more intensive case management services that support individual development; provide comprehensive on-site daytime services instead of forcing residents to exit during the day.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2013 ACS estimates, 54,809 Cobb County residents (or 7.9% of the total population) were of a disabled status. The data also reflected that 1.7% of the county's population had self-care limitations. The county does not have data available on victims of domestic violence, dating violence, sexual assault and stalking who may be in need of housing assistance.

What are the most common housing problems?

Within the CHAS data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families (paying more than 50% of income towards housing costs, including utilities)

The most common housing problem within the county is cost burden, with 55.9% of all households (48.9% of renters and 7% of owners) paying more than 30% of their income towards housing costs. In summary, 58,174 households – including half of all renters – are cost burdened and 34,352 are severely cost burdened. This housing problem is experienced by all income levels, but is more common among renters.

Are any populations/household types more affected than others by these problems?

When considering the total number of low- and moderate-income households who pay more than 30% of their total monthly income towards housing. The housing trend reflects renters and extremely low-income households are much more likely to have housing problems than

homeowners and higher income households. CHAS data on severe housing problems indicated 18,330 renter households and 16,022 owner households had one or more housing problems. This trend holds true with overcrowding, as 2,644 of renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising 18% of households with incomes below 30 percent AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present: family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness. The county will continue to utilize Emergency Solutions Grant (ESG) program funds as well as Continuum of Care funding to address the need of residents who are currently housed but are at imminent risk of becoming unsheltered.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The County adheres to the HUD definition of "At-Risk".

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - (B) Is living in the home of another because of economic hardship; OR
 - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- (F) Is exiting a publicly funded institution or system of care; OR
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI.

Discussion

Low rates of housing affordability and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the County's homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income, are physically accessible, and are located near community-based support services.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of the four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,215	1,005	1,710
White	6,160	805	765
Black / African American	4,745	50	590
Asian	330	0	160
American Indian, Alaska Native	10	35	0
Pacific Islander	60	0	0
Hispanic	1,785	95	190

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data

Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,785	3,080	0
White	5,425	2,080	0
Black / African American	4,815	380	0
Asian	410	149	0
American Indian, Alaska Native	110	40	0
Pacific Islander	0	0	0
Hispanic	2,640	409	0

Table 3 - Disproportionally Greater Need 30 - 50% AMI

Data

Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,740	9,270	0
White	8,375	5,890	0
Black / African American	6,620	1,870	0
Asian	599	330	0
American Indian, Alaska Native	35	20	0
Pacific Islander	0	0	0
Hispanic	2,920	1,099	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data

Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,905	9,935	0
White	4,545	6,050	0
Black / African American	2,070	2,795	0
Asian	395	340	0
American Indian, Alaska Native	14	25	0
Pacific Islander	20	0	0
Hispanic	680	624	0

Table 4 - Disproportionally Greater Need 80 - 100% AMI

Data

Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The disparate impact analysis for housing problems determined that White and African American populations had percentages at least 10% higher than the jurisdiction as a whole. Extremely low-income households had the highest frequency of housing problems across all racial and ethnic groups. Low-income Hispanics, Whites, and African Americans in every income category experienced disproportionately greater need in terms of housing problems.

The housing assessment determined that cost burdens at 30% and 50% (of housing costs) were the overwhelming problem among the four housing problems. At 0-30% AMI, 50% cost burdens were the most significant problem but among renters. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems for occupied units indicate the physical condition or lack of necessary living standards per household. CHAS data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There were only two instances of disproportionately greater need with severe housing problems: 18% of low-income African American and 6% of Hispanics experienced one or more housing problems. Considering the overall population within these two minority groups, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,300	1,925	1,710
White	5,565	1,410	765
Black / African American	4,520	275	590
Asian	325	10	160
American Indian, Alaska Native	10	35	0
Pacific Islander	60	0	0
Hispanic	1,690	195	190

Table 5 – Severe Housing Problems 0 - 30% AMI

Data

Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,885	6,970	0
White	3,965	3,555	0
Black / African American	3,225	1,970	0
Asian	365	189	0
American Indian, Alaska Native	100	50	0
Pacific Islander	0	0	0
Hispanic	1,935	1,115	0

Table 6 – Severe Housing Problems 30 - 50% AMI

Data

Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,065	20,950	0
White	3,270	11,005	0
Black / African American	2,174	6,305	0
Asian	310	614	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	1,235	2,779	0

Table 7 – Severe Housing Problems 50 - 80% AMI

Data

Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,995	15,845	0
White	1,273	9,315	0
Black / African American	345	4,520	0
Asian	70	670	0
American Indian, Alaska Native	0	39	0
Pacific Islander	0	20	0
Hispanic	259	1,035	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data

Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Although severe housing problems were less prevalent than non-severe housing problems, their distribution continued to correlate strongly with income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial and ethnic groups. Hispanic and African American populations in middle-income experienced disproportionately greater need in terms of housing problems, but these findings should again be treated carefully considering the small populations and the limited sample size of the data.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent of cost burden and identifies populations that are disproportionately affected.

While White, African American and Hispanic renters and homeowners report the greatest number of housing problems, by virtue of their larger numbers in the total population, Hispanic, African American, and Asian renters and homeowners are disproportionately represented among those with problems, including those with serious housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,475	23,823	28,604	1,755
White	100,590	20,610	14,865	770
Black / African American	25,820	11,675	9,844	620
Asian	5,635	1,259	1,200	160
American Indian, Alaska Native	443	114	95	0
Pacific Islander	105	35	60	0
Hispanic	7,395	4,000	3,960	205

Table 8 – Greater Need: Housing Cost Burdens AMI

Data

Source: 2007-2011 CHAS

Discussion

Housing cost as a high percentage of income is prevalent throughout Cobb County. People earning the state minimum wage which is higher than the federal minimum wage have to work 95 hours per week to afford the median rent in their community of residence. Cost burden,

housing affordability, and the need for higher household income levels affect many. This need is greatest among White, African American and Hispanic households.

The number of housing problems among renter households is almost evenly split between those with a moderate cost burden and those with a severe cost burden. Though White and African American households report the greatest number of problems, the percentage of Hispanic households reporting problems is in excess of their proportion of the population. The percentage of African-American households reporting severe cost burden is well in excess of that group's percentage of the population, and the percentage of households identifying as "Other" is slightly above its percentage.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10% higher than the percentage of households in the category as a whole.

If they have needs not identified above, what are those needs?

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity (e.g. in proximity to public transit), additional supportive services, and housing for the mentally ill.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. The highest concentrations and number of Minority households can be found in the following census tracts:

Minority Concentrations in Cobb County

Census Tract	Hispanic Population	%
309.05	1,934	51.03%
309.04	2,022	55.90%
314.05	1,398	60.23%
313.11	1840	55.11%

Census Tract	Black Population	%
304.12	3776	50.11%
314.09	5112	50.57%

314.08	6,056	51.11%
313.09	7392	53.50%
304.14	2783	59.61%
315.07	3339	60.38%
314.06	7587	61.03%
313.10	6301	65.48%
313.11	9151	69.93%

Table 9 – Census Tracts Minority Concentrations in Cobb County

Data Source: FFIEC Census Reports,

<http://www.ffiec.gov/census/report.aspx?year=2014&state=13&msa=&county=067&tract=&report=population&page=2>

NA-35 Public Housing – 91.205(b)

Introduction

The purpose of the public housing authority is to ensure safe, decent, affordable housing and to create opportunities for resident's to achieve self-sufficiency and economic independence. Currently, there are 2,075 public housing vouchers throughout Cobb County. Marietta oversees 2,719 Section 8 housing units. The need for affordable housing within Cobb County is essential.

Within Cobb County, there is one public housing authority known as the Marietta Housing Authority. The Marietta Housing Authority was created by the Mayor and Council of Marietta, Georgia on May 9, 1938 under the provisions of Section 9-11; Code of Georgia, (Acts 1937, pp 210, 211). A Cooperation Agreement was also entered into between the City of Marietta and the Marietta Housing Authority on that same date that governs the relationship between those two bodies in carrying out housing and redevelopment programs in the city. The Marietta Housing Authority manages 1,886 tenant based units and 132 project based units which total to 2,075.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	280	2,075	132	1,886	24	0	0

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data

Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,687	11,446	13,033	11,096	12,329	0
Average length of stay	0	0	8	4	0	4	0	0
Average Household size	0	0	1	2	1	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	114	349	131	218	0	0
# of Disabled Families	0	0	78	354	1	336	13	0
# of Families requesting accessibility features	0	0	280	2,075	132	1,886	24	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data

Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	86	221	54	163	0	0	0
Black/African American	0	0	193	1,844	71	1,720	24	0	0
Asian	0	0	1	8	6	2	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	1	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Race of Public Housing Residents by Program Type

Data

Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	50	4	44	0	0	0

Not Hispanic	0	0	262	2,025	128	1,842	24	0	0
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***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data

Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Marietta Housing Authority has 114 public housing units for the Elderly Program Participants who are over the age of 62 years. Marietta Housing Authority does offer accessible units for the disabled; however, it is one of the smallest populations served in the Cobb County compared to the number of families requesting accessibility features and the elderly program participants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

Public housing residents and Housing Choice Voucher holders have extremely low incomes. As a result, public housing residents and voucher holders need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the County's housing costs and move toward self-sufficiency.

How do these needs compare to the housing needs of the population at large?

The high cost of housing poses a challenge for many of the County's residents, but the needs are generally more acute among public housing residents, as evidenced by the fact that the average annual income is \$10,687 and \$11,446 respectively and the average annualized housing cost totals \$11,066.50. Compared to the general population, public housing residents and Housing Choice Voucher holders have an increased housing cost burden.

Introduction

The following section provides a general assessment of the County's homeless population and its needs. This data is derived from the county's 2015 Point-in-Time Count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

In 2015 Cobb County conducted a Point-In-Time Survey count of the county's homeless population. The count identified 415 homeless residents in total, 22 of whom were unsheltered. The following characteristics were found in the homeless population:

- Chronic homeless count was 42 residents or, 10% of the homeless population.
- Unaccompanied children under age 18 years count was 8 residents, or 2% of the homeless population.
- Youth age 18-24 years count was 8, or 2% of the homeless population.
- Veteran count was 22, or 5% of the homeless population.

Nature and Extent of Homelessness (Optional)

Race	Sheltered	Unsheltered (optional)
Asian	1	0
American Indian or Alaska Native	0	1
Black or African American	223	51
Native Hawaiian or Other Pacific Islander	1	2
White	87	37
Multiple Races	12	2
Ethnicity:	Sheltered	Unsheltered (optional)
Non-Hispanic/ Non-Latino	303	86
Hispanic/ Latino	21	5

Table 27 – Nature and Extent of Homelessness

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Point-in-Time Count, 14 children were unsheltered, 35 children were sheltered or receiving motel voucher assistance, and 87 children were living in transitional housing (these counts concern all children accompanied by a parent). The count of homeless women represented 38% of the homeless population and there were 67 homeless residents, or 16%, who had experienced domestic violence. There were 22 homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2015 Point-in-Time Count identified the following racial and ethnic makeup of the homeless population:

- American Indian/American Native count was 1
- Asian/Pacific Islander count was 4
- African-American/ Black count was 274
- Hispanic count was 26

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The length of homelessness was measured by surveying 44 individuals in the Point-in-Time survey. Twenty-five individuals indicated they had been homeless for more than one year, to which, thirty-six percent of surveyed individuals reported being homeless for five or more years. There were 59 adults and 35 children that were in shelters or receiving motel voucher assistance. There were 80 adults and 87 children receiving transitional housing.

Discussion

The homeless population presented with several social services and mental health needs/issues such as:

- Homeless count with mental illness was 123 or 29.6 % of the homeless population.
- Homeless count with HIV/AIDS was 3 or 0.7% of the homeless population.
- Homeless count with substance abuse issues or needs was 136 or 32.8% of the homeless population.

Homeless count with domestic violence was 67 or 16% of the homeless population.

Introduction

This section discusses the characteristics and needs of persons in various subpopulations of Cobb County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

According to the 2013 ACS, 87,404 (12.5%) residents of Cobb County were elderly (62+) and 25,172 (3.6%) were frail elderly (75+). There were 12,069 elderly households, representing 18.2% of the total elderly population, with housing cost burden greater than 30% Area Median Income (AMI). These households included 3,442 renter households and 8,627 owner households.

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. The Department of Aging and Adult Services provides seniors with several programs to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs.

Persons with Physical Disability

The 2013 ACS reports there were 60,687 persons with disabilities in Cobb County representing 8.5% of the population. Of this total, 23,494 were elderly disabled, representing 33% of this age group. There were 31,200 disabled adults ages 18-64, or 6.7% of the population. ACS defines ambulatory difficulties as seriously affecting motility; the ability to walk and climb stairs. Ambulatory difficulties representing 22.3% of the population, consume a significant portion of

the disabled population. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Persons with Developmental Disabilities

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. There is clearly a need for more services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities; other needed services include vocational services, social and community involvement, and transportation.

Persons with Mental Disabilities

The National Survey on Drug Use and Health sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides estimates of any mental illness and serious mental illness for adults 18 and older. Any mental illness is defined as having a mental, emotional, or behavioral disorder within the past year and serious mental illness is defined as having any mental, behavioral, and emotional disorder that interfered with or limited one or more major life activities. In 2013, an estimated 1.4 million adults in Georgia aged 18 or older had a mental illness in the past year. This represents 18.8% of the state's adults. Cobb County is positioned within SAMHSA's Georgia Substate Region 1. Region 1 contains an estimated 17.55% of individuals with any mental illness and 3.5% with a serious mental illness. Applying these percentages to the Cobb County population ages 18 or older, Cobb County has an estimated 93,092 individuals with any mental illness and 18,565 individuals with a serious mental illness.

Persons with Substance Abuse Issues

SAMHSA also provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older.¹ The most current report provides data for year 2012 for the Atlanta-Sandy Springs-Marietta MSA. In the Atlanta-Sandy Springs-Marietta MSA, an annual average of 622,000 persons aged 12 or older used any illicit drug in the past year. This represents 14.8% of the MSA population and is similar to the rates for the State of Georgia (14.0%) and the Nation (14.7%)

¹ Substance Abuse and Mental Health Services Administration, *Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

Domestic Violence

The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives. According to the GBI 2013 crime statistics, 19, 671 crimes occurred in Cobb County, of which 3,839 (20%) were domestic violence crimes. Due to the intimate nature of these crimes, victims need emergency shelter, counseling and other supportive services when fleeing from their abusers.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among the County's agencies and nonprofits in order to serve the various special needs subpopulations more efficiently and comprehensively.

Elderly and Frail Elderly

The number of elderly requiring medical and other services to remain in their homes rather than in medical facilities continues to increase. These elderly, especially the frail elderly, will need long-term services and support, and affording such care and assistance will be challenging.

There is a need for more affordable senior housing and housing for frail elderly. Housing types include independent living that is accessible, independent living with in-home care, assisted living facilities, and nursing facilities. Many seniors are also below the poverty level, adding more challenges to finding affordable care and housing. Needed services include healthcare and medication management, meals and nutritional counseling, caregiver support, abuse prevention and advocacy, money management, personal services, housekeeping and homemaker assistance, and transportation.

Persons with Physical Disabilities

There is a continuing need for housing that is livable, affordable and accessible for persons with physical disabilities. Supportive service needs include transportation, and public facilities and infrastructure that provide for mobility and accessibility. Also important are housing programs that provide home modification and other repairs to enable seniors and persons with physical disabilities to continue to live independently.

Persons with Mental Disabilities

Persons with severe and persistent mental illness need services such as early intervention, recovery, illness management, and self-sufficiency. These services are often correlated with substance abuse treatment, family psycho-treatment education, supportive employment, medication management training, and outreach programs. As facilities for the mentally ill are decentralized and an increasing number of developmentally disabled persons become semi-independent, the need for residential facilities with supervision has increased. Support for these populations is provided in various group homes. While some opportunities for appropriate assisted housing exist, additional units are needed to provide supportive housing for people with a mental illness transitioning from homelessness, and for people in need of higher levels of care and support.

Domestic Violence

Victims of domestic violence need comprehensive services to re-establish normalcy. Programming services to address any client needs include 24-hour hotlines, emergency shelters in all areas of the County, prevention and education, support and legal advocacy, counseling and recovery services, and on-going support.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons living with HIV/AIDS

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2013 for the Atlanta-Sandy Springs-Marietta MSA. The 2013 surveillance report states approximately 26,020 persons were living with HIV and approximately 31,828 persons were living with AIDS.² The HIV statistic is undifferentiated and includes all HIV stages.

²Centers for Disease Control and Prevention. *HIV Surveillance Report, 2013*; vol. 22. <http://www.cdc.gov/hiv/topics/surveillance/resources/reports>. Published March 2014.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities.

Cobb County continues to pursue the objective to provide a suitable living environment by:

- Improving the safety and livability of neighborhoods;
- Increasing access to facilities and services;
- Revitalizing deteriorating neighborhoods;

While the County is a mostly developed area, revitalization of existing areas sometimes includes the construction of new facilities or the redevelopment of existing ones. For this 5-year plan period, it is anticipated that both types of facility work will be needed by the county. Needs to be addressed include: senior centers, homeless facilities, youth centers, child care facilities, neighborhood centers, parks/recreation, parking improvements, historic preservation (non-residential) and other public facilities.

How were these needs determined?

Public Facility needs were identified in 2014 and 2015 through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

Describe the jurisdiction's need for Public Improvements.

Cobb County is a diverse county with a mix of urban and rural areas. In the less-developed areas of the county, public improvements are a necessity. There are some areas that lack infrastructure to sustain the growth the county has experienced in recent years. Continuous improvements are needed due to limited funding for these types of activities coupled with the age and the size of the county. The following infrastructure components were identified while conducting the needs assessment:

- Public Facility Improvements
- Water/Sewer Improvements
- Flood Drainage Improvements
- Street Improvements
- Sidewalks
- Streets, Sidewalks and Wheelchair Curb Cuts
- Code Enforcement

- Sewer System Improvements
- Storm Drain Improvements
- Code Enforcement Inspection
- Road Signage
- Demolition and Clearance of Abandoned Structures
- Water System Improvements
- Street Lighting

How were these needs determined?

Public Improvement needs were identified in 2015, in part, through a series of public meetings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

Describe the jurisdiction's need for Public Services.

Public Services have been identified as a need for low- and moderate- income households, including those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. The following public service activities have been identified as a need in the county.

- Homeless/Emergency Shelter and Supportive Services
- Child Care Assistance
- Education and Life Skill Training
- Health Care
- Employment Training and Job Assistance
- More Jobs for Individuals with Barriers to Employment
- Handicapped Persons Services
- Senior Services
- Wi-fi Access for School Aged Children
- One Stop Shop Social Services
- Financial Assistance (Rent and Utilities)

How were these needs determined?

Public Service needs were identified during the first quarter of 2015 through a series of public meetings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the County and other agencies that serve the County and its cooperating cities. Needs are also based on ongoing revitalizations initiatives that are undertaken by the County.

Housing Market Analysis Overview

The majority of housing in Cobb County is single-family, detached homes at 66.1% of the housing units. According to the 2013 American Community Survey (ACS), there were a total of 287,565 housing units. At this time, the county's vacancy rate remained stable from 2011, at 9%. The majority of occupied housing units in the county were owner-occupied at 66% with renter occupied housing at 34% of the units.

The county's housing market is characterized by fairly new housing stock in which 26.6% of the homes were built in the 1980s, with the second largest percentage of homes built in the 1990s.

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can result in a significant hardship for low-income households, preventing them from meeting other basic needs. Low-income residents often have fewer financial resources available for making monthly rent or mortgage payments. Those low-income residents who do choose to purchase a home must keep even more funds available for taxes, insurance, homeowners association fees, and home maintenance and repairs. Because home ownership requires significant investment for most residents, many low- and moderate-income households choose to rent their homes as opposed to purchasing one. Under most residential property leases, this option calls for less responsibility and less investment from the home occupant than if they were to purchase a home. According to 2009-2013 ACS data, Cobb County has 12.5% less occupied rental units than nearby Fulton County (46.1%), and 2% more occupied rental units than Gwinnett County (31.6%).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The tables and narrative below portray the housing market in Cobb County by unit number, type, tenure and size.

Data provided by the 2007-2011 ACS, as shown in Table 26, reveals 73% of the county's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2- 4 unit structures to structures with 20 or more units.

According to the 2013 ACS, the county had a total of 261,242 (90.8%) occupied housing units and 26,323 (9.2%) vacant housing units. In 2013, the county's housing stock contained 211,617 (74%) single family units; 10,187 (3.5%) with 2- 4 units; 40,561 (14.1%) with 5-19 units; and 20,940 (7.3%) with 20 or more units. The county also had 4,194 (1.5%) mobile home structures in its inventory while boats, RVs, and vans had the lowest number of structures in units at 66 (0.00%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	188,490	66%
1-unit, attached structure	21,280	7%
2-4 units	10,360	4%
5-19 units	43,180	15%
20 or more units	18,007	6%
Mobile Home, boat, RV, van, etc	3,956	1%
Total	285,273	100%

Table 28 – Residential Properties by Unit Number

Data

Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	317	0%	2,021	2%
1 bedroom	1,162	1%	19,435	24%
2 bedrooms	16,904	10%	34,002	42%
3 or more bedrooms	159,045	90%	25,824	32%

Total	177,428	101%	81,282	100%
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Table 29 – Unit Size by Tenure

Data

Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2013, there were 143 families residing in public housing units in Cobb County and 3,679 families enrolled in the housing assistance program funded through other types of vouchers from HUD. According to HUD's 2013 Picture of Subsidized Households, Cobb County had a total of 3,440 low income persons served through its public housing units or Housing Choice Voucher programs and 382 units of other subsidized housing. These include 119 units of state-subsidized public housing and federally funded housing units that tend to be more affordable than the Low-Income Housing Tax Credit developments and often only charge households 30% of their income for rent. These units are targeted to households at or below 50% of the median income but can be affordable to very low incomes.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The County does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Census data was used to assess the ability of the county's current housing stock to meet the needs of its population. As a result it was apparent that the county's existing housing stock does not fully meet the needs of the existing population with 20.5% of homeowners without a mortgage and 50.5% of renters expending more than 30% of their income on monthly housing costs.

Describe the need for specific types of housing.

Census data and anecdotal evidence from needs assessment data was used to assess the ability of the county's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, and disabled households are likely to find more limited options. While rents are comparatively low in the county, the incomes of renters are often lower. According to the 2013 ACS estimates, 50.5% of the renters in Cobb County were expending more than 30% of their household incomes on rental expenses.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in Cobb County. These tables use 2007-2011 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

The table reflecting the amount of rent paid by residents of the County demonstrates that 70.7% of rental units rent for between \$500 and \$999 per month, while 9.9% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there were 1,675 units available to households earning below 30% of the county's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	145,300	210,100	45%
Median Contract Rent	698	786	13%

Table 30 – Cost of Housing

Data

Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,031	9.9%
\$500-999	57,494	70.7%
\$1,000-1,499	13,268	16.3%
\$1,500-1,999	1,525	1.9%
\$2,000 or more	964	1.2%
Total	81,282	100.0%

Table 31 - Rent Paid

Data

Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,675	No Data
50% HAMFI	8,718	4,467
80% HAMFI	44,432	23,991
100% HAMFI	No Data	38,044
Total	54,825	66,502

Table 32 – Housing Affordability

Data

Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$708	\$773	\$916	\$1,213	\$1,474
High HOME Rent	\$708	\$773	\$916	\$1,213	\$1,474
Low HOME Rent	\$607	\$650	\$780	\$901	\$1,005

Table 33 – Monthly Rent

Data

Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Households with children may have particular trouble finding sufficiently-sized rental units. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with three or more bedrooms. Owner-occupied homes easily accommodate this need, as 87.2% of the stock in the county has three or more bedrooms. But with only 23.3% of rental units having three or more bedrooms, and rents on the rise, low-income families with children are likely to have a difficult time locating affordable rentals.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to RealtyTrac's market trends, home sales for April 2015 were up 151% compared with the previous month, and down 70% compared with a year ago. The median sales price of a non-distressed home was \$180,000. The median sales price of a foreclosure home was 33% (\$120,250.00) lower than non-distressed home sales. Based on preliminary data, single-family home construction, as measured by the number of homes for which permits were issued,

totaled 1,594 homes in 2014, a 24.9% increase from 1,193 homes issued in 2013. According to the 2013 ACS, the rental market in the county was tightening, with rental vacancy rate at 8.4%, down from 11.9% in 2010. As the economic recovery continues, it is expected that owner-occupied housing prices will continue to rise during the period covered by this Plan; anticipated increases in interest rates could also negatively affect affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the National Low Income Housing Coalition's "Out of Reach" 2014 Annual Report, the Fair Market Rent (FMR) for a two-bedroom apartment for the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA) is \$896, which 46.5% of renters are unable to afford without encountering cost burden. Fair Market Rents are generally lower than actual median rents; however, current FMRs appear sufficiently attractive to developers and affordable to tenants with a moderate level of HOME subsidy.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The age and condition of a county's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the county's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

Definitions

The 2008-2012 ACS estimates that out of 177,428 owner-occupied households and 81,282 tenant-occupied households, at least 48,794 (28%) of owners and 37,081 (46%) of tenants had at least one of the following four selected housing conditions: 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

When households spend too much of their incomes on housing, they are considered to be cost burdened or severely cost burdened. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (overcrowding). The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low income neighborhood older than 30 years is considered as "older housing stock".

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	48,794	28%	37,081	46%
With two selected Conditions	1,543	1%	2,555	3%
With three selected Conditions	143	0%	387	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	126,948	72%	41,259	51%
Total	177,428	101%	81,282	100%

Table 34 - Condition of Units

Data

Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	35,929	20%	13,111	16%
1980-1999	87,885	50%	40,580	50%
1950-1979	49,732	28%	25,125	31%
Before 1950	3,882	2%	2,466	3%
Total	177,428	100%	81,282	100%

Table 35 – Year Unit Built

Data

Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	53,614	30%	27,591	34%
Housing Units build before 1980 with children present	24,557	14%	10,925	13%

Table 36 – Risk of Lead-Based Paint

Data

Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	26,323	N/A	26,323

Table 37 - Vacant Units

Need for Owner and Rental Rehabilitation

The age of the housing stock in Cobb County will continue to have a significant impact on general housing conditions in the area. The 2013 ACS data shows that 31.5% of the county's housing stock was built prior to 1980. Owner and renter households, especially those located in low income target neighborhoods will be in need of rehabilitation assistance to maintain their homes. As housing ages, maintenance costs rise, which can present significant costs for low- and moderate- income homeowners. This also poses a threat to low- and moderate- income tenants who are not able to maintain close communications with their landlords or property managers who may be out of state when repairs are needed. Furthermore, greater demand for the CDBG and HOME funded rehabilitation program may call for larger funding allocations to meet these requests.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. HUD regulations regarding lead-based paint apply to all federally assisted housing. Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to the 2013 ACS data, Cobb County has 90,605 (31.5%) housing units older than 1979 that may be at risk for lead exposure.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Marietta Housing Authority (MHA) provides eligible residents of Cobb County with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, the MHA provides families with housing choice and the opportunity to achieve self-sufficiency. MHA administers the Public/Affordable Housing Program, Down Payment Assistance Program, Housing Choice Voucher Program and Homeownership Education.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	344	1,782	73	1,709	191	0	0
# of accessible units	0	0	14	14	0	0	0	0	

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 38– Total Number of Units by Program Type

Data

Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

The Marietta Housing Authority (MHA) owns and manages a total of 1,709 units of public housing. The MHA also manages 1,782 vouchers which include 191 special purpose vouchers throughout the county.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. Making these inspection details available will enable researchers, advocacy groups, and the general public to: 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) hold providers accountable for housing quality; and 3) plan for future affordable housing needs.

Public Housing Condition

Public Housing Development	Average Inspection Score
Marietta Housing Authority	88

Table 39- Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

The Marietta Housing Authority reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. The Marietta Housing Authority regularly inspects all of its units to insure good quality appearance.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

The Marietta Housing Authority is implementing a variety of initiatives to address the backlog of physical needs within the Public Housing portfolio. There are various strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the Marietta Housing Authority's mission to provide quality and sustainable affordable housing. The Marietta Housing Authority plans to conduct Fair Housing activities throughout the county and city for low and moderate income families residing in public housing. One of the main goals through conducting the Fair Housing activities is to educate the citizens in the area about affordable options within the Cobb County area.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Cobb County Emergency Solutions Grant (ESG) Program, GA Balance of State (BoS) Continuum of Care (CoC) funding, State of Georgia ESG, and HUD Supportive Housing Program funds are used to address the needs of the homeless, or near homeless, individuals and families in Cobb County. The need for emergency and transitional housing is addressed by using emergency shelters, extended stay economy motels, transitional housing, and rapid re-housing apartments with funding provided by Cobb County's ESG Program and HUD's Supportive Housing Programs. The Housing Inventory Count (HIC) and the Point in Time Count (PIT) count revealed year-round bed utilization upwards of 85% for all housing programs with the exception of permanent supportive housing for veterans, obtaining year-round utilization of 59%. Though 85% of veterans included in the PIT were in permanent supportive housing programs.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	53	78	150	86	8
Households with Only Adults	54	---	91	22	---
Chronically Homeless Households	---	---	---	---	---
Veterans	---	---	---	306	---
Unaccompanied Youth	---	---	---	---	---

Table 40- Facilities and Housing Targeted to Homeless Households

Data Source: 2015 Cobb County Continuum of Care Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.

Cobb County coordinates integrated grant funded programs with mainstream services for which persons that are homeless or at-risk of homelessness may be eligible. Mainstream services include; housing programs, health programs, social services, employment programs, education programs and youth programs. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed.

The following is a list of housing programs in Cobb County as identified by the Cobb Continuum of Care:

Housing Programs in Cobb County

Housing Provider	Housing Program
Center for Family Resources	Emergency Shelter, Transitional Housing, Rapid Rehousing for Families
Cobb CSB	Permanent Supportive Housing for Individuals and Families
Family Promise of Cobb County	Transitional Housing for Families
Hope Atlanta	Transitional Housing for Housing and Supportive Services for Veterans Families
Marietta Housing Authority	Permanent Supportive SH - Senior Housing
MUST Ministries	Emergency Shelter, Rapid Rehousing, and Veterans Affairs Supportive Housing for Individuals and Families
Salvation Army	Emergency Shelter for Families
St. Vincent de Paul	Transitional Housing for Victims of Domestic Violence
The Extension	Emergency Shelter and Transitional Housing for Individuals
Turner Hill Community Development Corporation	Transitional Housing for Individuals
United Way	Supportive Services for Veterans Families
YWCA	Permanent Supportive Housing - Senior Housing
Zion Keepers	Emergency Shelter, Rapid Rehousing, and Veterans Affairs Supportive Housing for Individuals and Families

Table 41 – Housing Programs in Cobb County

For families in particular, the potential involvement of multiple systems in meeting their own needs and those of their children (for example, schools, health and behavioral health, child welfare, social services) often requires coordination and integration to exist among the systems (HUD, 2010). Because resources are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The CoC has not yet implemented a coordinated assessment system. Coordination occurs through common portals of intake and referrals, such as the United Way help line, hotlines, and a “no wrong door” approach which have been implemented and are utilized in conjunction with highly trained caseworkers. Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of service providers working to meet the needs of homeless persons in Cobb County as identified by the Cobb Continuum of Care.

Homeless Service Providers in Cobb County, GA

Service Provider	Services Offered
American Red Cross	Disaster relief
Anderson Boys and Girls Club	After School & Summer Camps
Assurance Wireless	Free Cell Phones
Career Connections Jewish Family Services	Career Networking Opportunities
Center for Pan Asian Community Services	Immigration Services
Child Support Enforcement	Legal Assistance
Christian Aid Mission Partnership, Inc. (C.A.M.P.)	Rent, Utilities, Prescriptions, Clothing, Food
Cobb Adult Education	ABE, AHS, GED, ESL
Cobb County Transit	Public Transportation
Cobb Ex. offender Resource Initiative	Re-entry Career Resource
Cobb Faith Partnership	Education, Resource, & Referral
Cobb Literacy Council	Adult literacy programs
Cobb Professional Child Care Association	Referral to in-home providers

Cobb Senior Services	Senior Day Center, Transportation, Training, Case Management, Meals on Wheels
Cobb Street Ministries	ES, Housing, Food, Clothing, Parenting Classes, Education - Victims of Domestic Violence, Women
Cobb Works!	Support, Education, and Training
Communities In Schools of Marietta/Cobb	Family Stabilizing Services
Community Health Center	Screenings, Preventative Low Cost Dental, Medical Care
Community Housing Initiatives formerly Cobb Housing Inc.	Home Ownership Assistance Programs
CredAbility	Credit counseling, Foreclosure Prevention
Disabled American Veterans	Transportation, Homeless & Disabled Veterans'
Edge Connection	Support, Education, and Training Low-to-Moderate Income Women, Minorities, Veterans
FAITH COMMUNITY	Food, Clothing
FBC Mableton	Child Care/Preschool
Feed My Lambs	Tuition Free Christian Schools
Feed the Hungry Foundation	Hunger Relief, Housing, Education
First Christian Church	Food pantry
Friends of Disabled Adults and Children	Collects refurbishes & distributes medical equipment
GA Child Care Licensing	Child Care/Preschool
GA Dpt. of Comm. Affairs Sec.8	Rental Assistance
GA Dpt. of Labor Career Center	Employment Services
GA Dpt. of Labor Vocational Rehabilitation	Employment Services
GA Fatherhood Program	Training program for Non-custodial Parents
Georgia Housing Search DCA.	Affordable rental housing
Georgia Law Center for the Homeless	Legal Assistance
GIFT Transitional Homecare	Substance abuse treatment program for men
Girls Inc. of Cobb County	After School & Summer Camps
Good Shepherd Learning Center	Child Care/Preschool
Head Start of Cobb County School District	Child Care/Preschool
HOPE Atlanta Programs of Travelers Aid	Transportation, Rent, Lodging

Latin American Association	Families & Immigration Services, Interpreters
Legal Aid of Cobb County	Legal Assistance
Lighthouse Community Ministries	Food, Clothing
March of Dimes NW Chapter	Education, Intervention Programs Moms-to-be
Marietta Church of God	Free adult education
Marietta First Presbyterian	Education, Nutrition Programs
Mothers Making A Change	Substance Abuse Treatment for Women
MUST Inc. Elizabeth Inn.	Emergency Shelter Families, Individuals; Winter Shelter for Women Nov– Mar
MUST Marietta	Rent, Utilities, Food and Clothing
MUST Smyrna	Emergency Food Pantry, Clothing
MUST Smyrna	Employment Services - Resume', Cover Letters
Narcotics Anonymous	Recovery & Support Services, Substance Abuse
New Beginnings Food Outreach	Acworth food pantry
NW Metro Atlanta Habitat for Humanity	Home Ownership Assistance Programs
Omosaze	Youth Literacy
Powder Springs Church of God	Food Resource for Children, Elderly, Families, Homeless
Quality Care for Children Child Care	Resource & Referral
Safe Path Children's Advocacy Center	Victims of Abuse - Youth
SafeLinkWireless	Free Cell Phones
Salvation Army	Rent utilities and food
Sheltering Arms	Child Care/Preschool
Sheltering Grace Ministries	Transitional Housing Women Pregnant
Spirit of Success Career Clothing Connections	Employment Services
St.Vincent de Paul	AIDS Ministry
St.Vincent de Paul House of Dreams	Single women without children that are able to work
Storehouse Ministries	Food and utilities only
Tallatoona Cobb CAP	Seasonal Energy Assistance Seniors, Low-income
The Career Ministry	Career Skill Building, Networking
The Center for Family Resources	GED Preparatory Classes
The Center for Family Resources	Food pantry; Rental assistance for Families

Tommy Nobis Center	Job Training & Employment for People w/ Disabilities
Turner Chapel AME	Parenting Classes for Teen Mothers
Victim-Witness Assistance	Legal Assistance
YMCA of Cobb County East Cobb	Youth development & Family Care
Young Family Community Resource Center	Child Care for Teen Parents in School

Table 42 – Homeless Service Providers in Cobb County

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Cobb County has a wide range of supported services for special needs populations. The county has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Cobb County does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often times by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

The Marietta Housing Authority provides housing for low income seniors and disabled individuals. In total, 50 units in 6 facilities are included in their program. The programs of the Marietta Housing Authority have a number of characteristics of interest to that segment of the affordable housing market. Unfortunately there is often a waiting list for this program, and it can be as long as several months. During certain periods the state may even decide to close the waiting list and not accept any additional applications due to high demand.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Cobb County Community Services Board (CSB) provides several programs addressing the needs of special populations. The Access Center links the residents of Cobb, Douglas, and Cherokee Counties to behavioral health care services. By arranging appointments for face-to-face assessments, clients are connected with appropriate care in mental health, developmental disabilities and substance abuse.

The Bright Changes program is a comprehensive, youth-guided, family driven and community supported mental health and substance abuse system of care, which provides quality care in a culturally competent manner that addresses the needs of the whole person. Another facet of this program partners with local schools to provide mental health services to students in grades 1 through 12.

The Developmental Disabilities Services offers the following innovative community service programs; supported employment/prevocational, day services and community access, residential, and family support. A range of outpatient services are available to provide treatment, illness management education, and to support the development of skills necessary to function in the community.

The Residential Department provides housing (the majority to those who are currently undergoing treatment) and support services to adolescents and adults with mental health and/or substance abuse challenges, including a crisis respite program. The New Start Men's Program provides intensive outpatient alcohol and drug treatment and transitional housing to adult men ages 18 and over, who have a primary diagnosis of substance abuse or dependency, and are being discharged from the Crisis Stabilization Program. The George W. Hartmann Center is a therapeutic, structured, residential treatment program for adolescents, ranging in age from 13 to 17 years old, with substance abuse issues and/or co-occurring mental health disorders.

The Supported Employment Department is committed to customizing employment for persons with developmental disabilities, mental health and/or addictive diseases. Intecover is a nonprofit organization that was founded to support the Cobb County Community Services Board. The organization works to bridge the gap in Federal, State, and local funding by increasing corporate, foundation, and individual support.

Project Gateway began in 2011 through a grant from Kaiser Permanente. By providing free health screenings for under/uninsured adults, Project Gateway works to improve healthcare access and reduce the number of preventable emergency room visits for individuals with a substance use disorder in Cobb and Douglas Counties. West End Medical Centers, Inc. provides comprehensive health care to medically under-served populations of metropolitan Atlanta and surrounding communities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals 91.315(e).

In addition to HUD programs, Cobb County provides grant dollars to a range of supportive services available through provider programs including housing support services, outreach, case management, childcare, employment training, financial counseling, legal aid, mental health counseling, health care, and substance abuse therapy. The Community Services Block Grant (CSBG) and the Emergency Food and Shelter Program (EFSP) are used to supplement County priority initiatives.

The Cobb County CSBG program provides funds to subrecipient organizations in case management and counseling services, youth and family development services, emergency assistance services, adult education services, and health services.

The Case Management Services and Counseling Services program provides financial assistance to organizations that provide counseling and supportive case management services to income-eligible, senior, and homeless persons in Cobb County. Organizations funded under case management services assist clients in developing strategies to advance towards self-sufficiency.

Through the provision of shelter, childcare, and academic programs, families will be able to attain goals toward self-sufficiency. The Youth and Family Development Program provides services for income-eligible families in Cobb County to develop a better quality of life, increasing their level of self-sufficiency.

The Emergency Assistance program provides shelter and supportive services for income-eligible homeless persons in Cobb County. Cobb County Senior Services is funded under this program, which provides utility and rental assistance to the elderly.

The Literacy & GED Services program will offer classes at multiple locations for income-eligible residents, including homeless persons. The classes are designed to better equip students to seek and retain employment, thereby increasing their level of self-sufficiency.

The Homeless Health program provides financial assistance to persons who lack the resources to obtain preventative medical and dental care. The Community Health Center provides low cost health and dental screenings and preventative care; 90% of their client base make 80% or less below the Federal Poverty Guidelines.

EFSP Program funds are used to provide the following services; food, in the form of served meals or groceries, lodging in a mass shelter or hotel, rental assistance, and utility assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals (91.220(2)).

Cobb County provides funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services. Supporting organizations that assist families and individuals with varying circumstances promotes self-sufficiency throughout the county. Persons being discharged from institution, with varying timetables, are vulnerable to homelessness; programs providing housing assistance are supported by the county. Additionally, programs are selected based on paradigms that leverage collaboration to strengthen the capacity of homelessness service providers and advocacy organizations.

The Community Services Block Grant (CSBG) and the Emergency Food and Shelter Program (EFSP) are used to supplement County priority initiatives. The tables below represent the projected funding for FFY16 CSBG funds and the current EFSP funding for Phase 32 ending October 31, 2015.

Service	Totals
Case Management & Counseling Services	\$340,000
Youth & Family Development	\$61,007.00
Emergency Assistance	\$36,979
Education	\$88,658.00
Health	\$28,777.00

Table 43 – Projected FFY16 CSBG Program Funding

SERVICE	TOTALS
Served Meals	\$39,000.00
Other Food	\$40,800.00
Mass Shelter	\$88,675.00
Other Shelter (off-site lodging)	\$7,000.00
Supplies/Equipment	\$3,000.00
Rent/Mortgage	\$149,000.00
Utility Payments for Families	\$5,000.00

Table 44 -Current Phase 32 EFSP Program Funding

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Analysis to Impediments to Fair Housing (AI) contains a discussion and action steps for the impediments listed below. Over the course of the 2016-2020 Consolidated Plan, the County and its municipalities, service providers will continue to meet annually to address these impediments with concrete strategies and actions.

Impediment #1- Lack of Fair Housing Education

Although education and outreach in the County is limited, the County has been praised for its success at sustaining education with new initiatives including the establishment of a fair housing hotline and bus advertisements. As helpful as these efforts are, numerous indicators point to the need to do even more. Public opposition to affordable rental and for-sale housing suggests that residents may not fully understand the benefits available with affordable housing. Education and awareness of fair housing laws is imperative to alleviating housing discrimination. More than half of survey respondents stated they did not know where to file a fair housing complaint. The survey also supports the notion that increased education is also needed for landlords and property owners. Of those respondents to the survey believing they had been discriminated against, 73.3% said the discrimination had been perpetrated by a landlord or property owner. As the County continues to expand with an increasingly diverse population, fair housing education must be continuous and presented in a context that is relative to the current community concerns.

Impediment #2 – Disparities in Mortgage Lending

While HMDA data does not indicate substantial variations in loan outcomes or reasons for denial related to applicant gender, access to mortgage lending does vary by race and ethnicity. African American, Latino, and other minority races are less likely to apply for home purchase loans than Whites. Of those that complete applications, African Americans and Latinos are denied loans twice as frequently as Whites; lending institutions, meanwhile, are less likely to report reasons for these denials than they are denials to White applicants. Further, loan origination rates tend to be lower and denial rates higher in areas with higher concentrations of minority population. The presence of disparities alone is not evidence enough to prove outright discrimination (there may be legitimate factors such as credit score, job history, and collateral that result in these loan denial patterns) but they do have the effect of limiting the housing choice of would-be borrowers.

Impediment #3 - Zoning Provisions Restricting Residential Uses from Residential Districts

Cobb County's zoning code and the zoning ordinances of the County's individual municipalities are generally supportive of housing choice for people with disabilities who may desire group living arrangements, although the size of group homes permitted in residential zoning districts is kept at six or fewer residents. Such small-scale group homes are permitted by the County in nearly every residential zoning district. However, facilities housing recovering alcohol and drug abusers for the purpose of their reintegration into society are classified differently from other group homes and are generally restricted by the County and its municipalities to non-residential zoning districts. In some cases, these facilities are confined only to heavy industrial districts theoretically alongside chemical storage and heavy manufacturing operations. If the only housing choices available to this group of persons are in non-residential districts, residents will be deprived of the usual social interactions that normally take place in residential areas. These zoning regulations pose an impediment to fair housing choice for some Cobb County residents.

Impediment #4 - Lack of Accessibility to Public Transportation

Despite the extensive public transportation system, residents in less centrally located along the Cobb Parkway Corridor and the East-West Connector have limited access to public transit. Transit in remote areas of the County is limited to programs related to human services trips and privately operated service. However, program related services do provide trips for the elderly, disabled, and low income riders. Of survey respondents reporting public transportation needs, the highest need reported was that public transportation service availability does not coincide with work schedules. This lack of availability was reported by 37.96% of respondents.

Impediment #5 - High Housing Costs

Housing cost as a high percentage of income is prevalent throughout Cobb County. People earning the state minimum wage which is higher than the federal minimum wage have to work 95 hours per week to afford the median rent in their community of residence. Cost burden, housing affordability, and the need for higher household income levels affect many. This need is greatest among White, African American and Hispanic households. The number of housing problems among renter households is almost evenly split between those with a moderate cost burden and those with a severe cost burden. Though White and African American households report the greatest number of problems, the percentage of Hispanic households reporting problems is disproportionately affected by high housing costs and African-American households reporting severe cost burden is well in excess of that group's percentage of the population.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

As depicted in the following table, the Cobb County community fared slightly better than the State of Georgia and the United States as it relates to unemployment rate and the number of employed/unemployed residents in the community. This table contains the most current available summary workforce data, at the time of the preparation of this analysis.

Economic Development Market Analysis:

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	314	152	0	0	0
Arts, Entertainment, Accommodations	30,585	31,379	11	11	-1
Construction	10,443	17,500	4	6	2
Education and Health Care Services	37,366	35,129	14	12	-2
Finance, Insurance, and Real Estate	22,166	19,943	8	7	-1
Information	12,678	7,923	5	3	-2
Manufacturing	17,841	20,721	7	7	1
Other Services	8,248	8,222	3	3	0
Professional, Scientific, Management Services	37,107	41,527	14	14	1
Public Administration	1	1	0	0	0
Retail Trade	32,271	37,912	12	13	1
Transportation and Warehousing	12,051	8,997	4	3	-1
Wholesale Trade	20,836	25,357	8	9	1
Total	241,907	254,763	--	--	--

Table 45- Business Activity

Data

Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	383,869
Civilian Employed Population 16 years and	351,300

over	
Unemployment Rate	8.48
Unemployment Rate for Ages 16-24	23.11
Unemployment Rate for Ages 25-65	5.91

Table 46- Labor Force

Data

Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	109,295
Farming, fisheries and forestry occupations	13,868
Service	28,519
Sales and office	93,825
Construction, extraction, maintenance and repair	25,887
Production, transportation and material moving	14,774

Table 47– Occupations by Sector

Data

Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	165,911	51%
30-59 Minutes	125,690	39%
60 or More Minutes	32,642	10%
Total	324,243	100%

Table 48- Travel Time

Data

Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	21,378	2,773	9,044
High school graduate (includes	51,019	5,625	14,908

equivalency)			
Some college or Associate's degree	77,603	7,038	17,778
Bachelor's degree or higher	150,118	7,463	21,860

Table 49- Educational Attainment by Employment Status

Data

Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,133	6,110	3,933	4,744	4,199
9th to 12th grade, no diploma	8,946	5,889	5,301	7,221	5,063
High school graduate, GED, or alternative	18,567	18,201	19,146	34,279	18,511
Some college, no degree	22,964	20,917	20,825	35,555	11,708
Associate's degree	2,216	5,605	6,702	13,172	2,735
Bachelor's degree	6,867	32,243	35,984	52,105	9,741
Graduate or professional degree	703	13,027	18,441	28,024	6,521

Table 50- Educational Attainment by Age

Data

Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,589
High school graduate (includes equivalency)	27,332
Some college or Associate's degree	35,143
Bachelor's degree	53,095
Graduate or professional degree	69,547

Table 51– Median Earnings in the Past 12 Months

Data

Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest sector of the workforce in Cobb County is educational services and health care, making up 15% of the total workforce. The second largest percentage of the workforce is

professional, scientific, and management services at 15%, followed by retail trade at 13%. A detailed account of the workforce is included in the table above.

Describe the workforce and infrastructure needs of the business community.

The local economy will depend on a strong workforce skilled in the education, health care, and professional and management sector; the transportation and warehousing sector; and the wholesale trade, retail trade and utilities sector. Affordable land, abundant labor supply, and low cost of living contributes to the county's attractiveness to expanding industries. The County is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The CobbWorks website, which consists of the County's Workforce Investment Board, shows the county is seeing a positive movement in job numbers and in many key industries. CobbWorks, Inc. is a 501(c)3 not-for-profit organization governed by a board of directors with oversight from the Cobb Workforce Investment Board. These volunteer community leaders are appointed by the chairman of the Cobb County Board of Commissioners and are committed to strengthening Cobb County's community workforce. The County's Workforce Investment Board focused on demand sectors, designing programs to address skills gaps and move the unemployed into well-paying jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, the largest sector of the workforce in the county is educational services and health care, followed by professional, scientific, and management services, and retail trade. This corresponds with the level of educational attainment in the county with a majority of county residents completing a graduate degree, bachelor's degree, and/or some college. However, with burgeoning new industries in logistics and technology, the county could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

During the next Consolidated Plan period, the County will continue to partner with the Cobb County's Workforce Investment Board and CobbWorks to address economic gaps in the community. The Board supports the Technical Employment Training initiative offered through the Workforce Investment Board which addresses urgent local workforce needs. The Board is also fully committed to investing in training programs and initiatives that promote skills development for existing workers, adult jobseekers, and youth in the county within demand industry sectors. Additionally, the County supports the continued delivery of services through the One Stop Career Centers located throughout the county.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The County does not participate in a Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where the majority of residents are affected by multiple housing problems. Within these areas, the Hispanic population has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The County defines an area of racial or ethnic concentration as one in which the minority population share is 20% higher than the group's countywide average. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna. The 2010 Census data reported that the Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County. An increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

Are there any community assets in these areas/neighborhoods?

Community assets include a program of new school construction as well as improvements in recreational facilities. Each of these neighborhoods has community assets including schools, churches and community councils. The southern part of Cobb is also home to an amusement park, Six Flags over Georgia, and borders neighborhoods with several hospitals which are employment centers.

Are there other strategic opportunities in any of these areas?

The County has identified particular areas within South Cobb that, when redeveloped, will drive revitalization and reinvestment throughout all of South Cobb. The Six Flags, Mableton and River Line areas have each been individually targeted by Cobb County for revitalization, which has resulted in a significant contribution of staff time and financial resources to efforts in each of the respective areas. Considering the high level of interest and activity in each of the three aforementioned areas, there within lies an opportunity to create a single, cohesive implementation plan for all of South Cobb that will promote investment in housing, business attraction and retention, and public infrastructure.

Strategic Plan Overview

The Strategic Plan provided below identifies priority needs and geographic focus areas for community development and housing efforts in Cobb County over the next five years. These priorities are based on findings from the needs assessment and market analysis, along with public input received through a variety of engagement methods. The County will continue to concentrate CDBG spending on large community facilities or infrastructure projects, public service activities, and economic development activities. The County will utilize HOME spending on the development or rehabilitation of multifamily rental properties, tenant based rental assistance activities, development and rehabilitation of single family homes, and homebuyer activities. Additionally, the County will continue to focus on rapid re-housing activities, homelessness prevention activities, and essential services for the homeless. Participating jurisdictions will continue to receive a share of CDBG money for use at their discretion, which may include public facility and infrastructure projects, economic development, or other eligible local activities. Projects and programs funded using CDBG, HOME, and ESG funds will meet program eligibility requirements, generate long term improvements for low and moderate income residents and communities, and help address federal, state, and local priorities, such as expanding fair housing choice and sustainability.

This Strategic Plan also identifies market conditions which may influence the use of HUD grant funds, the resources expected to be available to meet community needs, and the structure in place for delivering services. Strategies for addressing public housing, homelessness, lead-based paint hazards, and poverty are summarized. Finally, the Plan outlines barriers to housing affordability in Cobb County and the County's plans to monitor performance and compliance for each HUD program for which it receives funds.

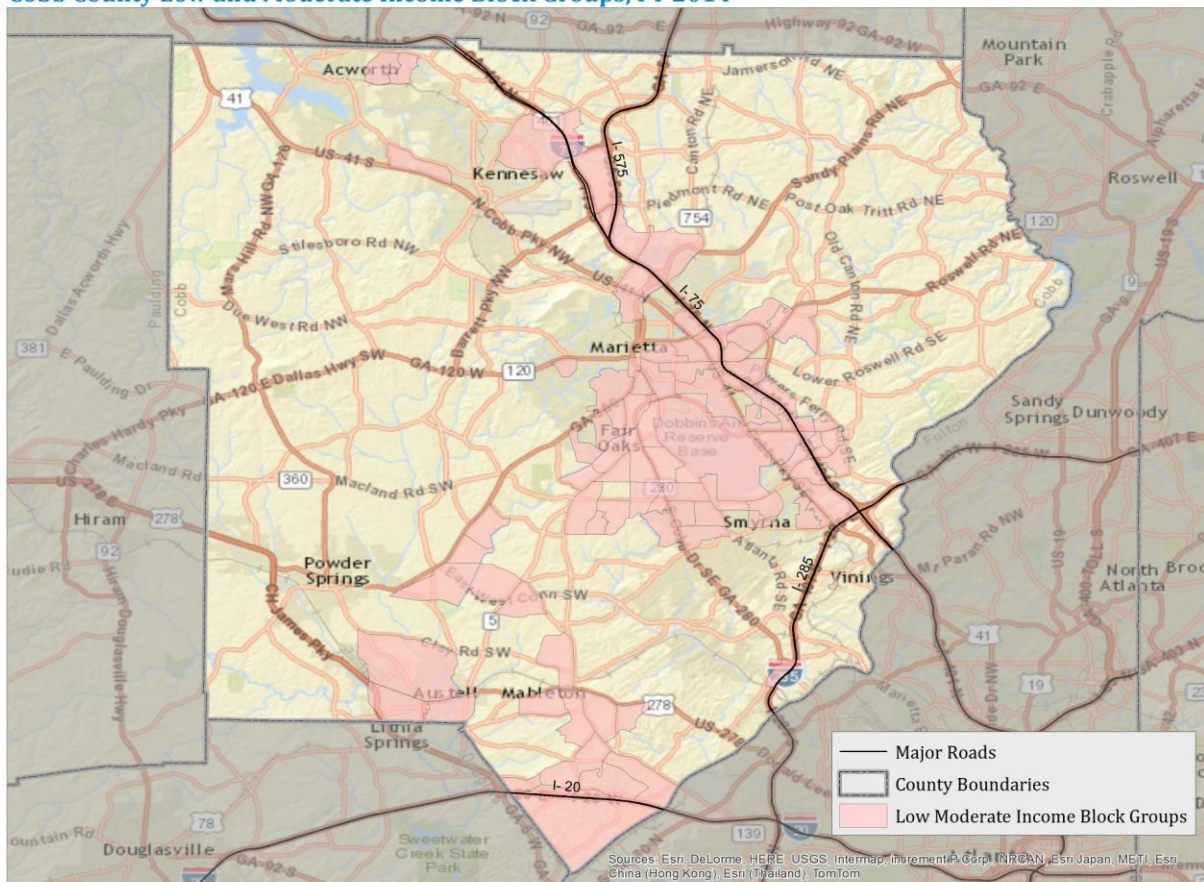
SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration. The County spends CDBG, HOME, and ESG funds in unincorporated parts of the County, along with the 6 cooperating cities of Acworth, Austell, Kennesaw, Marietta (Entitlement City), Powder Springs, and Smyrna (Entitlement City).

Over the next five years, the County intends to use its resources to assist various unincorporated communities throughout the County, along with the 6 cooperating cities for the CDBG and ESG programs and the 16 cities in the HOME Consortium. Income eligible areas (i.e., areas where 51% or more of residents have low or moderate household incomes) are shown in the map on the following page, and listed in the table that follows.

Cobb County Low and Moderate Income Block Groups, FY 2014



General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a “fair share percentage” of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The Cities of Marietta and Smyrna are entitlement jurisdictions and therefore receive a direct allocation from HUD. These entitlement jurisdictions have entered into Cooperation Agreements with Cobb County to administer their CDBG program funds.

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of all Cobb County residents. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna (see red dots in Map 3 for location

specifics). The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data reported that the Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County (see red dots in Map 5 for location specifics). The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of residents in Cobb County are Hispanic which comprises 12.3% of the total population of Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey, HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2016-2020 time frame are summarized below:

- **Affordable Housing**
 - Acquisition, Rehabilitation, and New Construction of Affordable Housing
 - Tenant Based Rental Assistance/Rapid Re-housing
 - Housing Rehabilitation
- **Neighborhood Revitalization and Reinvestment**
 - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
 - Park Improvements
 - Sidewalk and Infrastructure Improvements
 - Support services for populations with special needs (e.g. elderly, persons with disabilities)
- **Increase Housing Options for Homeless**
 - Rapid Re-housing/Homelessness Prevention
 - Shelter Operations
 - HMIS Coordination
- **Increase Capacity of Public Services**
 - Health and dental services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs
 - Transportation for seniors and youth
- **Increase Funding for Economic Development**
 - Expansion of business products based on community need
 - Job training for low and moderate-income persons

1	Priority Need Name	Affordable Housing
	Priority Level	High

	Population	Extremely Low Persons with Developmental Disabilities Individuals Non-housing Community Development Low Elderly Persons with Physical Disabilities Frail Elderly Persons with Mental Disabilities Families with Children Unaccompanied Youth Large Families Mentally Ill veterans Victims of Domestic Violence Persons with Alcohol or Other Addictions Elderly Moderate Victims of Domestic Violence Families with Children Chronic Homelessness Chronic Substance Abuse
	Associated Goals	Provide Administrative Structure Affirmatively Furthering Fair Housing Activities New/Construction/Acquisition/Rehabilitation
	Description	Support the development of affordable rental housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce.
	Basis for Relative Priority	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
2	Priority Need Name	Neighborhood Revitalization and Reinvestment
	Priority Level	High

	Population	<p>Victims of Domestic Violence</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Mental Disabilities</p> <p>Low</p> <p>Individuals</p> <p>Persons with Physical Disabilities</p> <p>Unaccompanied Youth</p> <p>Moderate</p> <p>veterans</p> <p>Large Families</p> <p>Families with Children</p> <p>Persons with Alcohol or Other Addictions</p> <p>Chronic Homelessness</p> <p>Victims of Domestic Violence</p> <p>Chronic Substance Abuse</p> <p>Families with Children</p> <p>Extremely Low</p> <p>Elderly</p> <p>Mentally Ill</p> <p>Non-housing Community Development</p> <p>Elderly</p>
	Associated Goals	<p>Acquire/Construct/Rehabilitate Public Facilities</p> <p>Provide Administrative Structure</p>
	Description	<p>Fund public facility improvements in throughout the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.</p>
	Basis for Relative Priority	<p>Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis</p>
3	Priority Need Name	Increase Housing Options for Homeless
	Priority Level	High

	Population	Victims of Domestic Violence Elderly Mentally Ill veterans Elderly Chronic Homelessness Persons with Physical Disabilities Families with Children Families with Children Large Families Extremely Low Low Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals
	Associated Goals	Provide Administrative Structure Supportive Services for Homeless Person
	Description	Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.
	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
4	Priority Need Name	Increase Capacity of Public Services
	Priority Level	High

	Population	Chronic Homelessness veterans Extremely Low Victims of Domestic Violence Families with Children Persons with Developmental Disabilities Persons with Mental Disabilities Victims of Domestic Violence Individuals Low Persons with Alcohol or Other Addictions Elderly Chronic Substance Abuse Non-housing Community Development Persons with Physical Disabilities Elderly Mentally Ill Unaccompanied Youth Large Families Families with Children Moderate
	Associated Goals	Provide Funding to Support Public service programs Provide Administrative Structure
	Description	Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.
	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
5	Priority Need Name	Increase Funding for Economic Development
	Priority Level	High

	Population	Persons with Mental Disabilities Chronic Substance Abuse veterans Elderly Victims of Domestic Violence Persons with Physical Disabilities Large Families Mentally Ill Low Families with Children Chronic Homelessness Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Developmental Disabilities Extremely Low Victims of Domestic Violence Moderate Elderly Individuals Non-housing Community Development Families with Children
	Associated Goals	Support for Economic Development Activities Provide Administrative Structure
	Description	Funding for economic development activities
	Basis for Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment

Table 52 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of Units with Supportive Services Influences this Program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.
Rehabilitation	Rents will not Financially Support the Cost of Major Rehabilitation Projects. Similar to the new unit production priority discussed above, the achievable rents and income levels in Cobb County often result in rehabilitation in the private marketplace to be financially infeasible. This issue is intensified by the age and condition of the housing stock.

Acquisition, including preservation	<p data-bbox="456 195 1040 226">Lack of Funding Available to Finance Projects</p> <p data-bbox="456 237 1433 625">There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously non-residential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development.</p>
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Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Cobb County uses multiple resources to carry out activities that benefit low and moderate-income persons. Cobb County receives entitlement funding for CDBG, HOME, and ESG. The CDBG Program Office administers the funding on behalf of the County. The 2016 budget for CDBG is \$3,913,453.00, HOME is \$961,289.00, and ESG is \$272,208.00. The Office anticipates receiving approximately \$75,000 in program income (\$25,000 for the CDBG Program and \$50,000 for the HOME Program). In addition to entitlement grant funds, Cobb County receives state and other federal resources to address community needs as outlined in Table 55, Other Resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-Federal	<ul style="list-style-type: none"> ▪ Acquisition ▪ Admin & Planning ▪ Economic Development ▪ Affordable Housing ▪ Public Improvements ▪ Public Services 	\$3,913,453	\$25,000	n/a	\$3,938,453	\$0	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> ▪ Acquisition ▪ Homebuyer Assistance ▪ Homeowner Rehab ▪ Multifamily Rental ▪ New Construction ▪ Multifamily Rental Rehab 	\$961,289	\$50,000	n/a	\$1,011,289	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds

ESG	Public-Federal	<ul style="list-style-type: none"> ▪ Financial Assistance ▪ Overnight shelter ▪ Rapid re-housing ▪ Rental Assistance ▪ Transitional Housing 	\$272,208	\$0	n/a	\$272,208	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
		Total	\$5,146,950	\$75,000	n/a	\$5,221,950	\$0	

Table 54 - Anticipated Resources

Other Resources (Leveraged Funds)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
FEMA	Public-Federal	<ul style="list-style-type: none"> Served Meals Other Meals Emergency Shelter Emergency Rental Assistance 	\$305,822	\$0	n/a	\$305,822	\$305,822	FEMA funds used in Cobb County will leverage other federal, local, and private funds.
CSBG	Public-Federal	<ul style="list-style-type: none"> Emergency Assistance Self Sufficiency Health Care Education 	\$555,421	\$0	n/a	\$555,421	\$555,421	CSBG funds used in Cobb County will leverage other federal, local, and private funds.
Department of Justice	Public-Federal	<ul style="list-style-type: none"> Gang Suppression Advocacy Crime and Victim Witness Police Athletic League (PAL) 	\$94,661	\$0	n/a	\$94,661	\$94,661	JAG funds used in Cobb County will leverage other federal, local, and private funds.

Continuum of Care	Public-Federal	<ul style="list-style-type: none"> ▪ Permanent Supportive Housing ▪ Supportive Services ▪ Permanent Affordable Housing ▪ Transitional Housing ▪ Emergency Shelter ▪ Prevention ▪ Outreach and Assessment 	\$2,155,870	\$0	n/a	\$2,155,870	\$2,155,870	Organizations applying for funds are required to match 25% the funds received through cash or in-kind donations.
		Total	\$3,111,774	\$0	n/a	\$3,111,774	\$3,111,774	

Table 55 – Other Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Cobb County will use a combination of public and private funding to carry out activities identified in this plan. During PY 2015, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions through its HUD CPD program funding. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity. The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring subrecipients to provide 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations. The ESG program requires a 100% match for the total amount of ESG funds expended. ESG subrecipients are required to provide a dollar for dollar match through the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

During the PY 2015, the County does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cobb County	Government	Planning	Jurisdiction
City of Acworth	Government	Neighborhood Improvements	Jurisdiction
City of Austell	Government	Neighborhood Improvements	Jurisdiction
City of Powder Spring	Government	Neighborhood Improvements Public Facilities	Jurisdiction
City of Kennesaw	Government	Public Facilities	Jurisdiction
City of Marietta	Government	Neighborhood Improvements Public Facilities Public Services	Jurisdiction
City of Smyrna	Government	Neighborhood Improvements Public Facilities	Jurisdiction
SafePath Children's Advocacy Center	Nonprofit	Public Services	Jurisdiction
Omosaze	Nonprofit	Public Services	Jurisdiction
Community Health Center	Nonprofit	Public Services	Jurisdiction
The Extension	Nonprofit	Public Services	Jurisdiction
Turner Hill CDC	Nonprofit	Public Services	Jurisdiction
MUST Ministries	Nonprofit	Public Services	Jurisdiction
Cobb Senior Services	Nonprofit	Public Services	Jurisdiction
Girls Inc. Greater Atlanta	Nonprofit	Public Services	Jurisdiction
Marietta Youth Empowerment Learning, Leadership & Services	Nonprofit	Public Services	Jurisdiction
The Center for Family Resources Inc.	Nonprofit	Public Facilities	Jurisdiction
Cobb County Service Board	Nonprofit	Public Facilities	Jurisdiction
Boys & Girls Clubs of Metro Atlanta	Nonprofit	Public Facilities	Jurisdiction

Good Samaritan Health Center	Nonprofit	Public Facilities	Jurisdiction
Marietta YELLS	Nonprofit	Public Services	Jurisdiction
Nobis Works	Nonprofit	Public Facilities	Jurisdiction
Turner Hill CDC	Nonprofit	Public Services	Jurisdiction
The Extension Inc	Nonprofit	Public Services	Jurisdiction
The Sheltering Arms	Nonprofit	Public Services	Jurisdiction
Community Health Center	Nonprofit	Public Services	Jurisdiction
Marietta Pal Program	Nonprofit	Public Services	Jurisdiction

Table 56- Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System.

The Marietta/Cobb Continuum of Care (COC) collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. Members of the COC noted the following strengths and gaps in the County's institutional delivery system:

Strengths:

- High level of coordination amongst human service organizations
- Gaps
- Lack of transportation and job services
- Increase of community based mental health and substance abuse services
- Lack of rental assistance
- Lack of alcohol drug treatment facilities
- Not enough resources or financial assistance for mortgage assistance or utility, counseling and financial services.
- No tracking of data for chronically homeless men and women who reside under the bridges and in the woods.
- Limited number of shelters and little to no resources for elderly
- Need more shelters and affordable housing

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			
Other			

Table 57- Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Services are provided to homeless persons, including chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth through a highly cooperative and collaborative network of service providers. The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The strength of the delivery system is an active Continuum of Care Steering Committee representing numerous agencies/programs. A gap exists in the lack of permanent affordable housing and supportive housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The County's strategy for overcoming gaps and improving the institutional structure will include the following:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Cobb County CDBG Program Office staff will evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1. New Construction/ Acquisition/ Rehabilitation	2016	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing;	HOME and CDBG	<ul style="list-style-type: none"> Rental Units Constructed: 50 Household Housing Unit Rental Units Rehabilitated: 25 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
2. Affirmatively Furthering Fair Housing Activities	2016	2020	Fair Housing	Countywide	Affirmatively Furthering Fair Housing (AFFH)	CDBG	Fair Housing: 4000 Persons Assisted
3. Financial Assistance for Affordable Housing	2016	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Increase Housing Options for Homeless	HOME and ESG	<ul style="list-style-type: none"> Direct Financial Assistance to Homebuyers: 50 Households Assisted Tenant-based Rental Assistance/Rapid Rehousing: 245 Households Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4. Supportive Services for Homeless Persons	2016	2020	Homeless	Countywide	Increase Housing Opportunities for Homeless	ESG	<ul style="list-style-type: none"> Homeless Person Overnight Shelter: 1,435 Persons Assisted Homelessness Prevention: 115 Persons Assisted
5. Acquire/Construct/Rehabilitate Public Facilities	2016	2020	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 345,000 Persons Assisted
6. Provide Funding to Support Public Service Programs	2016	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services	CDBG	Public Service Activities other than Low/Moderate Income Housing Income Benefit: 45,000 Persons Assisted
7. Support for Economic Development Activities	2016	2020	Non-Housing Community Development Needs	Countywide	Increase Funding for Economic Development	CDBG	Businesses Assisted: 5

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8. Provide Administrative Structure	2016	2020	Non-Housing Community Development Needs	Countywide	Affordable Housing; Neighborhood Revitalization and Reinvestment; Increase Housing Options for Homeless; Increase Capacity of Public Services; Increase Funding for Economic Development	CDBG, HOME, and ESG	Not applicable

Table 58 – Goals Summary

Goal Descriptions

Goal #1. New Construction/Acquisition/Rehabilitation: New construction/acquisition/Rehabilitation of affordable housing units

Goal #2. Affirmatively Further Fair Housing Activities: Accessibility improvements, fair housing enforcement and education.

Goal #3. Financial Assistance for Affordable Housing: Provide support for tenant-based rental Assistance, down payment assistance, and rapid rehousing and homeless prevention programs.

Goal #4. Supportive Services for Homeless Persons: Provide supportive services to persons who are homeless and at risk for homelessness.

Goal #5. Acquire/Construct/Rehabilitate Public Facilities: Fund public facility improvements in the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in the County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #6. Provide Funding to Support Public Service Programs: Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #7. Support for Economic Development Activities: Fund projects that promote economic development activities

Goal #8. Provide Administrative Structure: Provide the administrative structure for the planning, implementation, and management of the CDBG, HOME, and ESG grant programs as well as other housing, community development, and homelessness programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The County anticipates providing affordable housing for 370 extremely low, low-income, and moderate-income families by acquiring 50 homes, providing tenant based rental assistance for 245 households, providing down payment assistance to 50 households, and rehabilitating 25 owner-occupied homes.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Marietta Housing Authority is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

The Marietta Housing Authority undertakes a variety of initiatives to increase resident involvement, including a comprehensive, updated website that provides information on all facets of the housing authority operations, policies and procedures. The Marietta Housing Authority has established programs that represent all Cobb County residents living in the County developments.

The Marietta Housing Authority coordinates programs, activities, and services offered to residents, including:

- Family Self Sufficiency Program - designed to assist residents with achieving self-sufficiency. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. When entering the program, the residents meet with a Family Self Sufficiency (FSS) Program Coordinator to discuss their needs and to set goals. Residents can receive assistance with seeking employment, job training, and educational opportunities.
- Homeownership Program – designed to help interested participants find an appropriate mortgage lender and work with the participant through the process of buying a home.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Marietta Housing Authority is not designated as troubled and is considered a high performer.

Plan to remove the 'troubled' designation

Not Applicable

Barriers to Affordable Housing

During this Consolidated Planning process, Cobb County is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the County for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the County.

As noted in the 2015 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Cobb County include the following:

- Several stakeholder interviews indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy, and where to direct complaints regarding housing discrimination.
- During the planning and stakeholder interview process, lack of multi-family units was identified. In addition, new properties that were recently built were described as having rental rates that exceeded affordability based on worker's wages and HUD mandates and strict credit and income requirements that many low-income residents could not meet.
- Low-income households that are larger in number have limited access to affordable housing options that have 3 or more bedrooms to accommodate families with 3 or more children. There is limited affordable housing for single wage earners.
- The stakeholder interview process indicated limited public transportation within Cobb County with limited routes and frequent delays.
- There is a growing population of limited English proficiency residents in the County.
- Elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs.
- Due to the high cost of living in Cobb County and the cost of land for construction it is difficult to develop properties that are intended to be affordable within the County. Additionally, since most of the area is already built out there is only a limited supply which drives costs even further up.
- Some county residents also display a general dislike about the idea of Affordable Housing in their community. This not in my backyard (NIMBY) mentality makes it difficult for civic leaders to push for more affordable housing development throughout the county.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing in Cobb County include:

- Cobb County will seek to engage housing professionals, lending professionals, and county officials located in the County in discussions related to fair housing issues, to include an evaluation of transportation between areas of the County.
- Reaching out to private sector housing developers who may be able to build new housing developments and utilize some funding to offer affordable housing units within larger developments. This would allow developments to be built that wouldn't cause values in the higher priced to be affected but would still offer opportunities for low-income residents to live in an area they want.
- Cobb County will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, in order to ensure that to the maximum extent possible, residents of protected classes have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, the County should work with its community partners to increase its availability and use.
- Extending the useful life of existing affordable housing through rehabilitation, weatherization and repair programs.
- Develop partnerships with private housing developers and nonprofits to increase affordable rental housing for households at or below 60% AMI.
- The Cobb County CDBG Program Office has developed a Limited English Proficiency plan and will follow the Plan in the administration of its programs.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County participates in and supports the local COC and its initiatives and projects. Cobb County will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. Cobb County provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons. Over the next Consolidated Plan period, the County anticipates funding various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the County to track the changing needs of the homeless. The County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count. Cobb County will continue to invest in emergency shelter activities during this Consolidated Plan period.

Addressing the emergency and transitional housing needs of homeless persons

The County supports efforts of decreasing or ending homelessness in Cobb and is contributing both time and resources to supporting the local Continuum of Care's initiatives and providing staff support to serve on the Board. Emergency needs for shelter are handled by the Cobb Continuum of Care through many organization who are members of the Cobb Collaborative. The transitional housing needs of homeless persons are addressed below.

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and survivors of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make

the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Cobb County has identified rapid re-housing as a priority during the next Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Cobb County conducted on January 28, 2015, 134 persons in Cobb were sleeping in either emergency or transitional shelters; and 207 persons were unsheltered.

Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

The County will also administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months)

rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards.

The County will identify houses with lead-based paint through the various housing programs undertaken by the County and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

All services are offered to residents regardless of the extent of the lead poisoning and hazards. The Board of Health issues lead hazard control orders which are strictly enforced. Due to the age of the housing in Cobb County there is a need to address Lead Based Paint (LBP) hazards much in excess of available resources.

The national leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. According to the Georgia Department of Public Health, the Federal Law (Title X, Section 1018) requires landlords, sellers, and renovators to give information on lead based paint and lead based paint hazards before the sale or lease of target housing. Target housing includes most private housing, public housing, housing receiving federal assistance and federally owned housing built before 1978. Additionally, the Georgia Department of Public Health created the Georgia Healthy Homes and Lead Painting Prevention Program (GHHLPPP). Lead poisoning is the leading environmental hazard to children, creating devastating irreversible health problems. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally

lower levels of home maintenance. This is an important factor since it is not the lead itself that causes health hazards, but instead the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

The high risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

According to 2013 ACS, the County has 69% of existing homes that were built after 1979, 29.5% were built between 1940 and 1979; and 1.2% were built before 1939.

Cobb County, GA Housing Stock

Year House Built	Total Units
Built 2010 or Later	1,567
Built 2000 to 2009	51,203
Built 1980 to 1999	128,270
Built 1960 to 1979	62,176
Built 1940 to 1959	14,891
Built 1939 or Earlier	3,135
Total Units Built	261,242

Table 59 – Cobb County Housing Stock

Source: 2009-2013 ACS Data

The U.S. Environmental Protection Agency's report on the National Survey of Lead-Based Paint in Housing released in 1995, found that 83% of the nation's privately owned housing units built before 1980 had lead-based paint somewhere in the building.³ The survey found "no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region". Applying this research to the housing stock in Cobb County, 80,202 or 30.7% of housing units are likely to contain lead-based paint. The county is working in collaboration with community partners to

³ Report on the National Survey of Lead -Based Paint in Housing: Base Report. U.S. EPA/HUD, June 1995.
<http://www.epa.gov/lead/pubs/r95-003.pdf>

increase resident, provider, and builder education about lead-based health risks and safety measures.

How are the actions listed above integrated into housing policies and procedures?

Cobb County's policies and procedures call for full compliance and enforcement of lead-based paint regulations listed in 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations and the Housing & Community Development Department works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating with the CDBG and HOME funded Housing Rehabilitation Program are required to have lead certification licensure in cases of testing or abating lead from a property.

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Cobb County will continue to increase its efforts to implement anti-poverty strategies for the citizens of the county over the next five years. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The County will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as the Northwest Georgia Habitat for Humanity with Down Payment Assistance for first-time home buyers;
- Provide assistance to the County's CHDO [Cole Street Development Corporation] to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities;
- Continue to implement Section 3 policy as necessary. Additionally, the county will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income residents of Cobb County over the next five years.

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

To ensure that each recipient of CDBG, HOME and ESG funds operates in compliance with applicable federal laws and regulations, the Cobb County CDBG Program Office implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

Each program year, the respective program manager for CDBG, HOME, and ESG prepares a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 14-04, issued March 1 2014, which delineates the relevant factors to monitor in order to determine the risk level for grantees, or in the case of Cobb County, its subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. The county determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

As a general rule, staff monitors (on-site) all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each program year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. Staff closely monitors performance expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD.

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2016 budget for CDBG is \$3,913,453.00, HOME is \$961,289.00, and ESG is \$272,208.00. The CDBG and HOME Programs also anticipate receiving approximately \$75,000 in program income (\$25,000 for the CDBG Program and \$50,000 for the HOME Program) totalling \$5,221,950.00.

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-Federal	<ul style="list-style-type: none"> Acquisition Admin & Planning Economic Development Affordable Housing Public Improvements Public Services 	\$3,913,453	\$25,000	n/a	\$3,938,453	\$0	CDBG Funds used throughout the County will leverage other federal, local and private funds.
HOME	Public-Federal	<ul style="list-style-type: none"> Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab 	\$961,289	\$50,000	n/a	\$1,011,289	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds
ESG	Public-Federal	<ul style="list-style-type: none"> Financial Assistance Overnight shelter Rapid re-housing Rental Assistance Transitional Housing 	\$272,208	\$0	n/a	\$272,208	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
		Total	\$5,146,950	\$75,000	n/a	\$5,221,950	\$0	

Table 10 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Cobb County will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions through its HUD CPD program funding. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring subrecipients to provide 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of ESG funds expended. ESG subrecipients are required to provide a dollar for dollar match through the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

During this Consolidated Plan period, the County does not anticipate using publicly owned land or property to address the needs identified.

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1. New Construction/ Acquisition/ Rehabilitation	2016	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing;	HOME and CDBG	<ul style="list-style-type: none"> Rental Units Constructed: 10 Household Housing Unit Rental Units Rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
2. Affirmatively Furthering Fair Housing Activities	2016	2020	Fair Housing	Countywide	Affirmatively Furthering Fair Housing (AFFH)	CDBG	Fair Housing: 800 Persons Assisted
3. Financial Assistance for Affordable Housing	2016	2020	Affordable Housing	Countywide	Increase Access to Affordable Housing; Increase Housing Options for Homeless	HOME and ESG	<ul style="list-style-type: none"> Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based Rental Assistance/Rapid Rehousing: 49 Households Assisted
4. Supportive Services for Homeless Persons	2016	2020	Homeless	Countywide	Increase Housing Opportunities for Homeless	ESG	<ul style="list-style-type: none"> Homeless Person Overnight Shelter: 287 Persons Assisted Homelessness Prevention: 23 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5. Acquire/ Construct/ Rehabilitate Public Facilities	2016	2020	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 69,000 Persons Assisted
6. Provide Funding to Support Public Service Programs	2016	2020	Non-Housing Community Development Needs	Countywide	Increase the Capacity of Public Services	CDBG	Public Service Activities other than Low/Moderate Income Housing Income Benefit: 9,000 Persons Assisted
7. Support for Economic Development Activities	2016	2020	Non-Housing Community Development Needs	Countywide	Increase Funding for Economic Development	CDBG	Businesses Assisted: 1
8. Provide Administrative Structure	2016	2020	Non-Housing Community Development Needs	Countywide	Affordable Housing; Neighborhood Revitalization and Reinvestment; Increase Housing Options for Homeless; Increase Capacity of Public Services; Increase Funding for Economic Development	CDBG, HOME, and ESG	Not applicable

Table 61 – Goals Summary

Goal Descriptions

Goal #1. New Construction/Acquisition/Rehabilitation: New construction/acquisition/Rehabilitation of affordable housing units

Goal #2. Affirmatively Further Fair Housing Activities: Accessibility improvements, fair housing enforcement and education.

Goal #3. Financial Assistance for Affordable Housing: Provide support for tenant-based rental Assistance, down payment assistance, and rapid rehousing and homeless prevention programs.

Goal #4. Supportive Services for Homeless Persons: Provide supportive services to persons who are homeless and at risk for homelessness.

Goal #5. Acquire/Construct/Rehabilitate Public Facilities: Fund public facility improvements in the County that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals in the County that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.

Goal #6. Provide Funding to Support Public Service Programs: Fund projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate income households and persons with special needs; assistance to businesses to create and/or retain jobs for low and moderate income persons; and support for job training, continuing education, and employment services designed to assist low and moderate income persons obtain jobs.

Goal #7. Support for Economic Development Activities: Fund projects that promote economic development activities

Goal #8. Provide Administrative Structure: Provide the administrative structure for the planning, implementation, and management of the CDBG, HOME, and ESG grant programs as well as other housing, community development, and homelessness programs.

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

Projects

Project	PY2016 Funding	Description	Annual Goals	Target Areas	Priority Needs Addressed
City of Acworth	\$109,796.00	Logan Farm Park expansion	Acquire/Construct/Rehabilitate Public Facilities	City of Acworth	Neighborhood Revitalization and Redevelopment
City of Austell	\$35,377.00	Playground equipment installation	Acquire/Construct/Rehabilitate Public Facilities	City of Austell	Neighborhood Revitalization and Redevelopment
City of Kennesaw	\$160,100.00	Sidewalk construction	Acquire/Construct/Rehabilitate Public Facilities	City of Kennesaw	Neighborhood Revitalization and Redevelopment
City of Powder Springs	\$74,935.00	Linear Park bouldering/rock wall and playground equipment installation	Acquire/Construct/Rehabilitate Public Facilities	City of Powder Springs	Neighborhood Revitalization and Redevelopment
Cobb Senior Services	\$39,000.00	Purchase of van to provide transportation services to seniors	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Community Health Center Inc	\$100,000.00	Provide primary and specialty healthcare	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
MUST Ministries	\$30,000.00	Tenant Based Rental Assistance	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Omosaze Inc	\$25,000.00	Reading Saturday program	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
SafePath Children's Advocacy Center Inc	\$100,000.00	Child abuse victim services	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services

The Center for Family Resources	\$35,000.00	Expansion of mobile food pantry	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
The Extension	\$50,000.00	Counseling/case management services for Residential Treatment for Women	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Turner Hill CDC	\$35,000.00	Shelter/support services to aid newly released, homeless ex-offenders	Provide Funding to Support Public Service Programs	County wide	Increase Capacity of Public Services
Fair Housing Education	\$20,000.00	Fair Housing activities	Affirmatively Furthering Fair Housing Activities	County wide	Affordable Housing
Atlanta Legal Aid	\$25,000.00	Fair Housing Outreach and Education	Affirmatively Furthering Fair Housing Activities	County wide	Affordable Housing
Boys & Girls Club of Metro Atlanta	\$230,000.00	Renovate Anderson Club	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Girls Inc of Greater Atlanta	\$150,000.00	Facility repairs, security updates	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Nobis Works	\$250,000.00	Facility renovations	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
The Center for Children and Young Adults	\$53,000.00	Resurface parking lot	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Cobb County ADA Improvements	\$189,532.00	ADA Improvements	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Center for Family Resources	\$100,000.00	Facility renovations	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment
Young Women's Christian Association	\$150,000.00	Facility renovations	Acquire/Construct/Rehabilitate Public Facilities	County wide	Neighborhood Revitalization and Redevelopment

Cobb County	\$120,000.00	Economic Development	Support for Economic Development Activities	County wide	Increase Funding for Economic Development Activities
Cobb County Owner-Occupied Housing Rehabilitation	\$250,000.00	Housing Rehabilitation	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Cobb County Owner-Occupied Housing Rehabilitation Admin	\$175,000.00	Housing Rehabilitation Administration	Provide Administrative Structure	County wide	Affordable Housing
CDBG Program Office Administration	\$626,685.00	Program Administration	Provide Administrative Structure	County wide	Affordable Housing; Neighborhood Revitalization and Reinvestment; Increase Housing Options for Homeless; Increase Capacity of Public Services
City of Marietta	\$488,026.00	Public Service and Public Facility projects, and Administration	Provide Funding to Support Public Service Programs; Acquire/Construct/Rehabilitate Public Facilities; Provide Administrative Structure	City of Marietta	Neighborhood Revitalization and Reinvestment; Increase Capacity of Public Services
City of Smyrna	\$292,002.00	Public Facility projects and Administration	Acquire/Construct/Rehabilitate Public Facilities; Provide Administrative Structure	City of Smyrna	Neighborhood Revitalization and Reinvestment
CHDO Reserves and Operating	\$192,257.80	CHDO Reserves and Operating	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Cole Street Development Corp	\$96,176.00	Acquisition & Rehabilitation	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Marietta Housing Authority	\$80,000.00	Down Payment Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing

MUST Ministries	\$150,000.00	Tenant Based Rental Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
The Center for Family Resources	\$75,000.00	Tenant Based Rental Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
Habitat for Humanity	\$100,000.00	Down Payment Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
Habitat for Humanity	\$121,726.30	Acquisition	New Construction/Acquisition/Rehabilitation	County wide	Affordable Housing
Young Women's Christian Assoc	\$50,000.00	Tenant Based Rental Assistance	Financial Assistance for Affordable Housing	County wide	Affordable Housing
Home Program Administration	\$96,128.90	Program administration	Provide Administrative Structure	County wide	Affordable Housing
The Center for Family Resources	\$32,296.00	Shelter/support services for homeless individuals	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
MUST Ministries	\$32,295.00	Shelter/support services	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
Turner Hill CDC	\$32,295.00	Shelter/support services to aid newly released, homeless ex-offenders	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The Extension, Inc	\$45,000.00	Shelter/support services for homeless individuals	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
St. Vincent de Paul Society	\$15,000.00	Shelter/support services for homeless individuals	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
MUST Ministries	\$39,906.40	Rapid Rehousing	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The Center for Family Resources	\$20,000.00	Homeless prevention	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless

Latin American Assc	\$25,000.00	Homeless prevention	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
The CFR for Cobb Collaborative	\$10,000.00	HMIS Coordination	Supportive Services for Homeless Persons	County wide	Increase Housing Options for Homeless
ESG Program Administration	\$20,415.60	Program Administration	Provide Administrative Structure	County wide	Increase Housing Options for Homeless

Table 62 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs.

Cobb County will continue to estimate allocations for this Consolidated Plan period based on 70% of the prior year's allocation and the priorities identified in the PY2016-2020 Consolidated Plan, community input, qualified applications for funding, the County Manager and Board of Commissioners direction.

Cobb County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the use of CDBG, HOME, and ESG funds. These needs include access to affordable housing for low and moderate-income persons, housing options for homeless and at-risk populations; increased capacity for public services, addressing community development needs, and access to economic development activities.

The County prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA); or

Take place in an area where more than 48.2% of the population is lower income according to HUD Income Limits. Cobb County is considered an exception grantee and therefore qualifies to use the exception criterion for CDBG grantees.

AP-38 Project Summary

Project Summary Information

#	Project Name
1	Purchase of van to provide transportation services to seniors
2	Primary and specialty healthcare services
3	Tenant based rental assistance
4	Reading Saturday program
5	Child abuse victim services
6	Mobile food pantry expansion
7	Counseling/case management services for Residential Treatment for Women
8	Shelter/support services for newly released, homeless ex-offenders
9	Renovate Anderson Club
10	Logan Farm Park expansion
11	Playground equipment
12	Sidewalk construction
13	Linear Park playground equipment
14	Facility repairs
15	Facility renovations
16	Resurface parking lot
17	Economic Development activities
18	Fair Housing activities
19	CDBG Program administration
20	Owner-occupied housing rehabilitation and administration
21	Activities and administration for HOME funded activities
22	ESG activities – emergency shelter, rapid re-housing, homelessness prevention; administration

Table 63 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a “fair share percentage” of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The Cities of Marietta and Smyrna are entitlement jurisdictions and therefore receive a direct allocation from HUD.

These entitlement jurisdictions have entered into Cooperation Agreements with Cobb County to administer their CDBG program funds.

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of all Cobb County residents. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna (see red dots in Map 3 for location specifics). The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data reported that the Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County (see red dots in Map 5 for location specifics).

The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of residents in Cobb County are Hispanic which comprises 12.3% of the total population of Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	80%*

Table 11 - Geographic Distribution

*Remaining 20% of CDBG funds will be allocated for eligible CDBG administrative activities.

Rationale for the priorities for allocating investments geographically

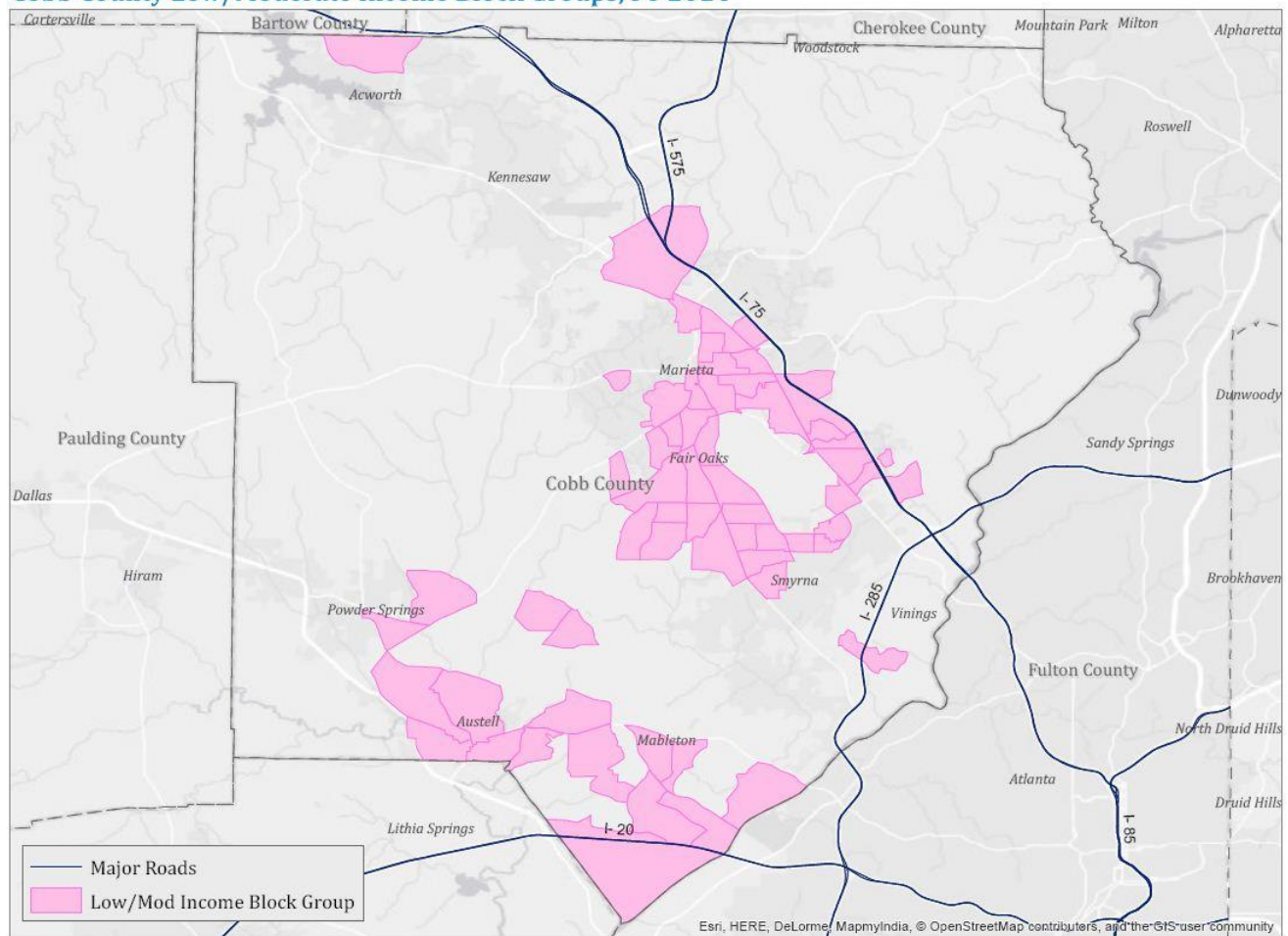
Cobb County is an urban county that covers over 340 square miles which causes the low to

moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey, HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.

Map 1: Cobb County Low and Moderate-Income by Census Tracts

(Source: TRF and American Community Survey 2007-2011)

Cobb County Low/Moderate Income Block Groups, FY 2014



The low and moderate income census tracts in Cobb County are located in the central, eastern and southern portions of the County which also coincide with areas of minority concentrations throughout the county. These Census Tracts are defined as low and moderate-income areas based on HUD's determination.

Racially and Ethnically Concentrated Areas of Poverty

In addition to accessing residential patterns of protected classes, this section uses a methodology developed by HUD to identify racially and/or ethnically concentrated areas of poverty (RCAP/ECAPs). HUD defines an RCAP/ECAP as a census tract with an individual poverty rate of 40% or greater (or an individual poverty rate at least 3 times that of the tract average for the metropolitan area, whichever is lower) and a non-White population of 50% or more.

According to the 2009-2013 American Community Survey, there is one tract in Cobb County (tract 304.11) that is an area of concentrated poverty and majority non-White population. This tract is home to 3,733 residents, the majority of whom are African American (66.1%) or Latino (21.6%).

Population by Race and Ethnicity in Census Tract 304.11

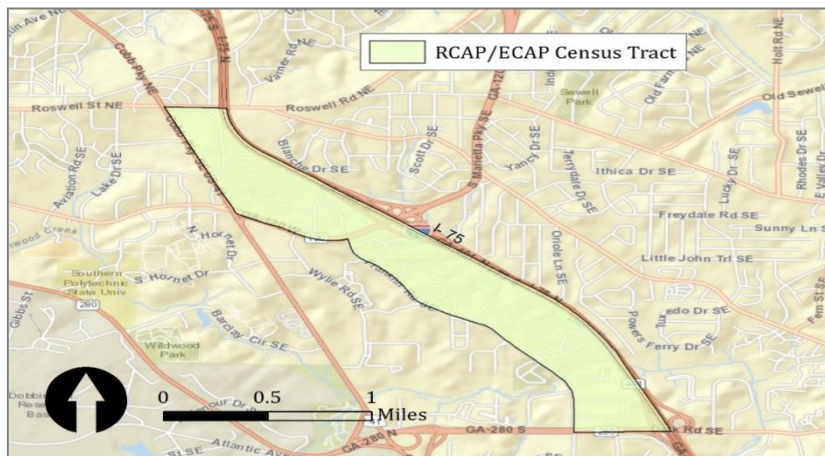
Race/Ethnicity	Count	Share of Total
Non-Latino, One Race Alone	2,928	78.4%
White	387	10.4%
Black or African American	2,469	66.1%
American Indian/Alaska Native	0	0.0%
Asian	72	1.9%
Native Hawaiian/Pacific Islander	0	0.0%
Some Other Race	0	0.0%
Non-Latino, Two or More Races	0	0.0%
Latino	805	21.6%
Total Population	3,733	100.0%

Table 65 – Population by Race and Ethnicity in Census Tract 304.11

Source: 2009-2013 5-Year American Community Survey Tables B03002 and B17001

The RCAP/ECAP tract is located in the City of Marietta, immediately west of I-75 and extending from Delk Road SE to Roswell Street NE (see map below).

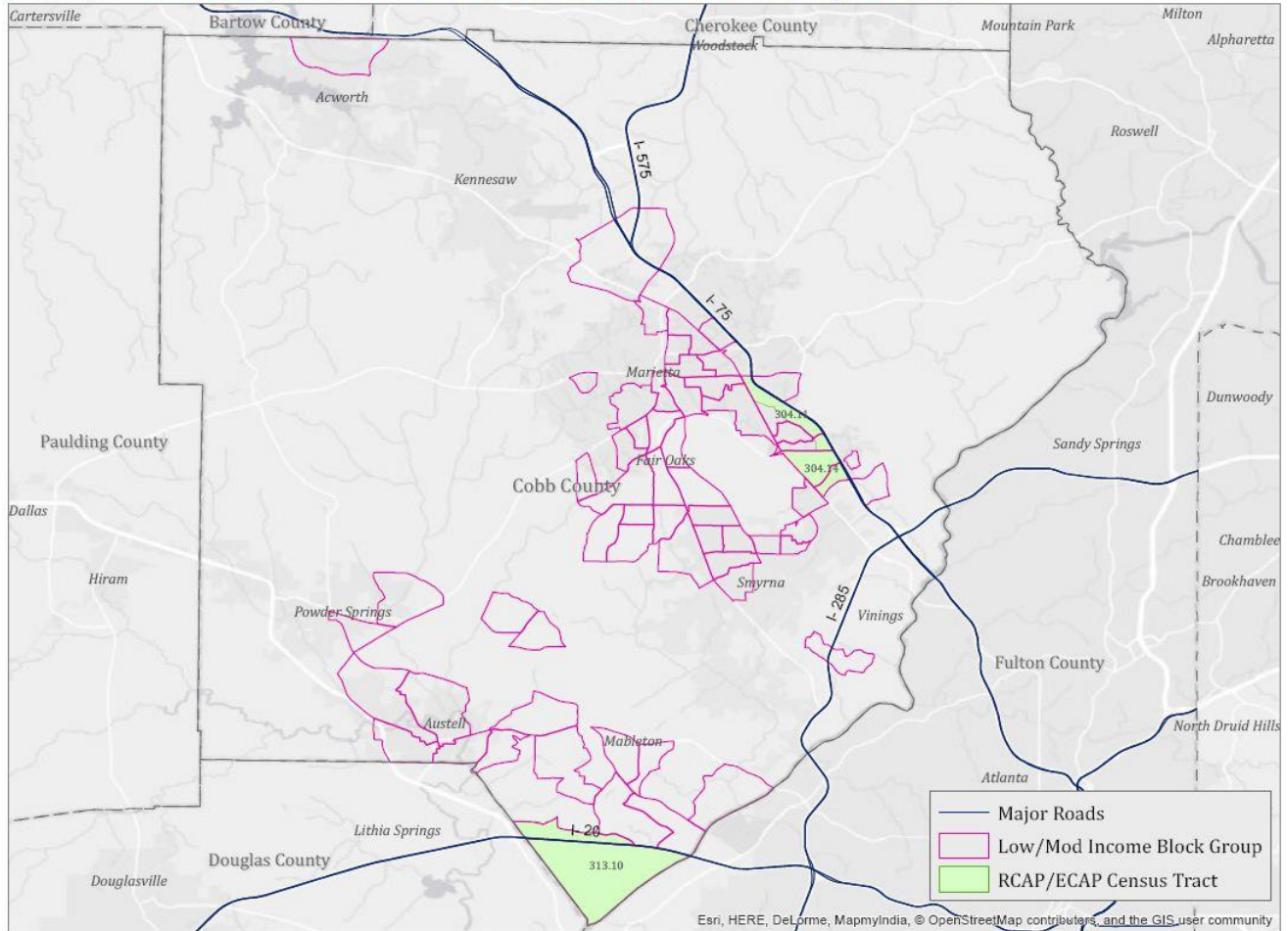
Cobb County Census Tract 304.11



Map 2: Cobb County Areas of Minority Concentrations

(Source: 2000 US Census Data)

Racially and Ethnically Concentrated Areas of Poverty in Cobb County, 2008-2012

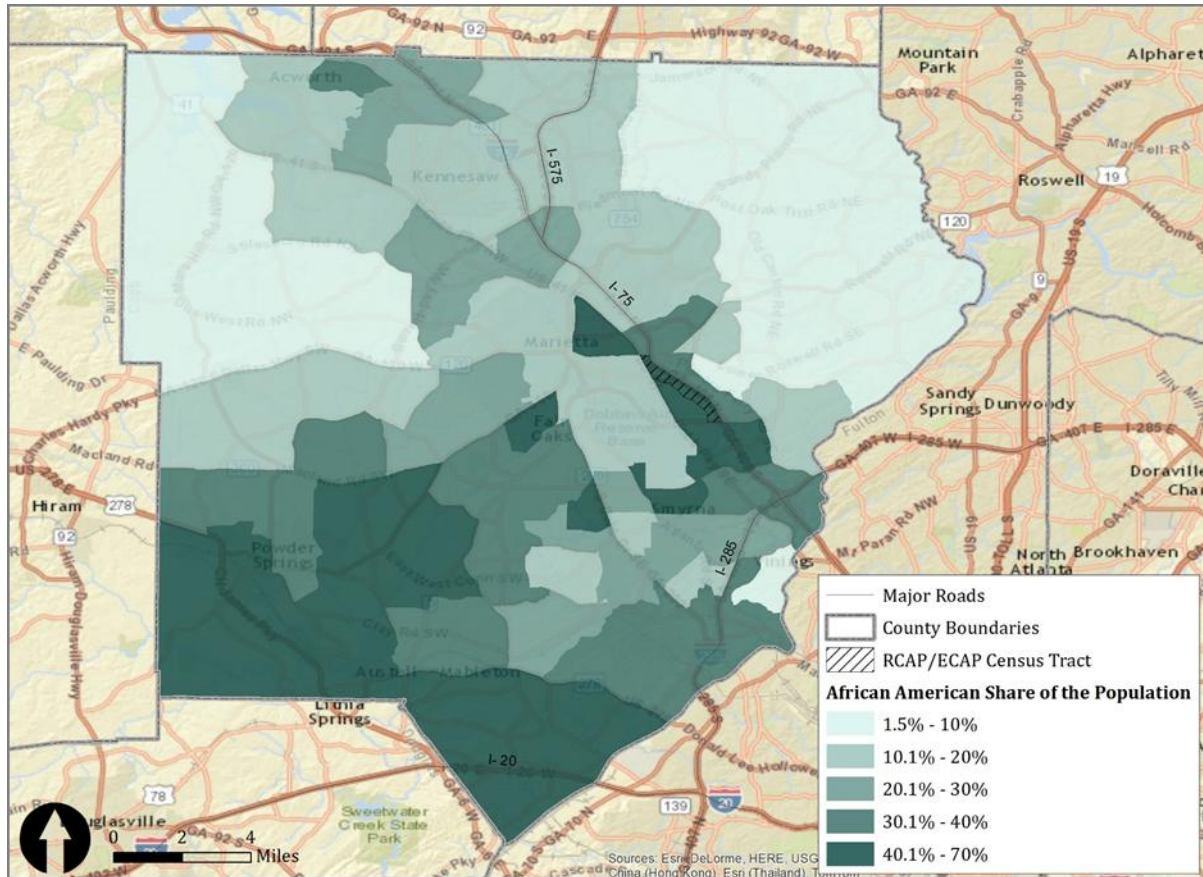


Source: U.S. HUD FY 2014 Low/Mod Income Population Estimates; U.S. Census 2008-2012 American Community Survey

According to 2000 U.S. Census Data, the minority population in Cobb County makes up nearly 30% of the total population for Cobb County. Racially and ethnically concentrated areas of poverty (RCAPs/ECAPs) are census tracts with minority population above 50% and a poverty rate above 36.4% (3 times the average census tract poverty rate for Cobb). As indicated in Map 2, the census tracts in the shaded areas have been identified as areas of concentrated poverty within the County.

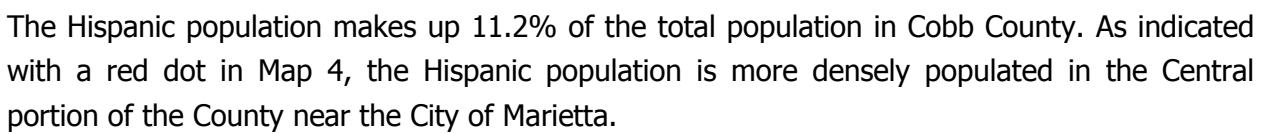
Map 3: Cobb County Areas of African American Concentrations

(Source: 2007 - 2010 US Census Data)



The African American population in Cobb County makes up 25% of the overall population. As indicated with red dots in Map 3, the Cities of Powder Springs, Austell, and Mableton are more densely populated with African American residents.

(Source: 2007-2011 US Census Data)



AP-55 Affordable Housing – 91.220(g)

Introduction

Cobb County uses a myriad of approaches to maintain, create, and improve the quality of affordable housing throughout the County. For the Consolidated Plan, Cobb County prioritized the following housing activities housing rehabilitation (CDBG), down payment assistance (HOME), acquisition/rehabilitation/new construction (HOME), tenant based rental assistance (HOME), short-term rent/mortgage/utility assistance (ESG), and homelessness prevention (ESG). During this Consolidated Plan period, Cobb County will administer the following programs to preserve and increase access to affordable housing:

- Acquisition, Rehabilitation, and New Construction of Affordable Housing
- Owner Occupied Housing Rehabilitation
- Down Payment Assistance
- Tenant Based Rental Assistance
- CHDO – supporting community organizations to develop affordable housing
- ESG – Homelessness Prevention and Rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	25
Special-Needs	10
Total	135

Table 67 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	5
Rehab of Existing Units	10
Acquisition of Existing Units	10
Total	125

Table 68 - One Year Goals for Affordable Housing by Support Type

Discussion

In the tables above, the rental assistance figures reflect those households receiving rapid re-housing assistance under the Emergency Solutions Grant Program (ESG) and the rehabilitation of existing units reflects those units proposed under various CDBG and HOME-funded programs and projects.

AP-60 Public Housing – 91.220(h)

Introduction

While the County will not use any grant funds to address the needs of public housing residents in this Consolidated Plan period. The County will however, assist the Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

Actions planned during the next year to address the needs to public housing.

Marietta Housing Authority (MHA) is the public housing authority for the county and administers subsidized units. The MHA Plan describes efforts to encourage public housing residents to become more involved in the community and to participate in various homeownership opportunities. MHA plans to initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in their community and to participate in activities that promote the level of economic stability that may lead to homeownership. MHA also manages a down-payment assistance program to assist low and moderate-income residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

According to HUD PIC data, the Marietta Housing Authority scored an 88 and is designated a standard performer and is not considered by HUD to be troubled or poorly performing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

Cobb County has identified the following goals to reduce and/or eliminate homelessness.

1. Provide funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Cobb County as individuals and families work towards self-sufficiency.
3. Encourage the efficient use of HMIS technology and support its expansions beyond homeless service providers as a way to link the various services provided by Cobb County non-profit organizations and standardize performance measures.
4. Support efforts to integrate the management of ESG funds with the Continuum of Care.
5. Provide support for services that prevent persons released from institutions from becoming homeless.
6. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Cobb County will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. ESG and CDBG funding are provided to social service organizations to assess the needs of homeless persons. In PY2015, Cobb County funded the Center for Family Resources, the Center for Children and Young Adults, Turner Hill Harmony House, The Extension, St. Vincent de Paul, Traveler's Aid, MUST Ministries, Latin American Association, Inc., and Africa's Children's Fund, Inc. to provide services for the homeless and at-risk of homelessness population.

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the County to track the changing needs of the homeless. In PY2016, the County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count.

Cobb County will continue to invest in emergency shelter activities during the Action Plan period and has identified the following five organizations that will provide emergency shelter for homeless persons residing in Cobb County.

- **MUST Ministries** provides immediate needs (food, clothing, shelter) and long terms needs (employment assistance, support groups, educational assistance) to homeless persons in the county. They also operate a community kitchen which operates 365 days per year and serves nearly 80,000 meals a year.
- **The Center for Family Resources** provides services for homeless and at-risk persons residing in the county through direct financial assistance, affordable housing programs, education and employment assistance, and mentoring.
- **The Extension** operates a long-term community supported residential treatment facility for homeless men who are chemically dependent. This program addresses one of the root causes of homelessness and provides its participants with an opportunity to re-integrate into society as sober, productive, and responsible citizens.
- **Turner Hill CDC** provides shelter and targeted support services to homeless males upon their release from jail or prison. Through case management services and mentorship, these men find jobs, maintain sobriety, transition to stable housing, and become responsible, self-sustaining citizens of our community.
- **St. Vincent de Paul House of Dreams** assists homeless women with education, mentoring, and practical life skills coaching so that their clients can achieve a greater level of self-respect, dignity and independence.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and victims of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening

the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Rapid re-housing has been identified as a priority for the PY2016 funding cycle. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Cobb County conducted on January 28, 2015, 324 persons were sleeping in either emergency or transitional shelters; and 91 persons were unsheltered.

Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter, until a first paycheck is received or a medical emergency has past. Others however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of

family or individual circumstances is necessary to assist families in preventing homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The County's current housing market presents significant impediments to developing an adequate supply of affordable housing for low to moderate-income persons. The recent economic downturn, coupled with high rates of foreclosed homes in the County has created a significant barrier to affordable housing. The County's 2015 Analysis of Impediments (AI) to Fair Housing Choice examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified were limited supply of affordable housing, high land costs, zoning laws, building codes, and taxes which can limit affordable housing choice.

Cobb County will continue to review zoning, storm-water management, sustainability, and other regulatory issues affecting affordable housing development. The County will also explore incentives to encourage affordable housing development and actively work with community leaders to address concerns about potential future housing developments. Furthermore, Cobb County will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the County by holding educational seminars throughout the community. In PY2015 Cobb County set aside \$35,000 for fair housing education and outreach to ensure that fair housing is a priority among all activities undertaken by the County. During PY2016, the County will utilize any remaining 2015 program funds toward fair housing education and outreach; additionally, if needed, the County will allocate additional PY2016 funding.

Introduction

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs.

To help remove obstacles to meeting underserved needs and improve service delivery, Cobb County will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb County nonprofits organizations and standardize performance measures. Cobb County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

Actions planned to foster and maintain affordable housing.

Affordable housing will be maintained and encouraged by the coordination and collaboration among the non-profit housing developers in the community such as Cole Street Development Corporation, Habitat for Humanity of Northwest Metro Atlanta, and North Georgia Community Housing Development. The County will also continue to support the use of HOME program funds for down-payment assistance for low and moderate-income homebuyers as well as continue to purchase foreclosed homes in the interest of preserving affordable housing. Additionally, the County will continue to use HOME and CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote affordable housing and fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

Actions planned to reduce lead-based paint hazards.

In PY2016, Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The County will identify houses with lead-based paint through the

various housing programs undertaken by the County and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

Actions planned to reduce the number of poverty-level families.

Cobb County will continue efforts to implement anti-poverty strategies for the citizens of Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The County will provide assistance to low and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Habitat for Humanity of Northwest Metro Atlanta with down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO (Cole Street Development Corporation) to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the County will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;
- Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income persons of Cobb County over the next year.

Actions planned to develop institutional structure.

The CDBG Program Office administers all facets of the HUD grants for Cobb County to ensure that all aspects of the grant programs perform in a concerted manner. The Program Office recognizes the need to maintain a high level of coordination on projects involving other County

departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The CDBG Program Office will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

Actions planned to enhance coordination between public and private housing and social service agencies.

Cobb County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The CDBG Program Office works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb County public service agencies to improve the lives of all persons in Cobb County, Georgia. The Collaborative addresses a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the County. The Collaborative's efforts are critical to the success of the County's Consolidated Plan. The Cobb Collaborative established a Business Advisory Council to connect local nonprofit organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

Additionally, the Policy Council on Homelessness is comprised of member agencies (such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection) that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County and to plan appropriate programs and services in response to these needs.

The Cobb County CDBG Program Office also coordinates the five-year Consolidated Plan in accordance with the Continuum of Care (CoC) program. The Center for Family Resources serves as the Lead Agency for the CoC and operates the supportive housing program for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Plan.

Cobb County will also collaborate with the Cobb County Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate income clients receive referrals from County Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

CDBG Available Program Funding	
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

**Table 68 – CDBG Available Program Funding
Other CDBG Requirements**

Other Available Program Funding	
1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan. *Note- This percentage only includes the portion of grant funds that are actually used for activities. Thus, the allowable 20% used for administration of the grant is deducted.	80%

Table 69 – Other Available Program Funding

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In PY2015 Cobb County will utilize investment of HOME program funds as designated in CFR part 92.205(b). The County will provide HOME Program funds to the Habitat for Humanity of

Northwest Metro Atlanta and the Marietta Housing Authority for down-payment assistance loans to low and moderate-income homebuyers. The loans will be provided as “soft-second” mortgages, secured with a lien on the approved property. The Down-Payment Assistance Loans are repaid monthly by homeowners to Habitat for Humanity of Northwest Metro Atlanta and annually to the County, and the program income derived is used by the County for other eligible HOME program activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME grantees must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, including projects funded with HOME program income, the County must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the County submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how the County will enforce the provisions.

Note: Cobb County’s complete Resale and Recapture provisions are included as an appendix. Below is a summary of applicable portions of the provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County’s resale and recapture provisions ensure the affordability of units acquired with home funds in several ways.

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. The County’s calculation for the period of affordability is based upon the amount of HOME assistance in each unit and the applicable period of affordability under resale or recapture provisions.

a. Period of Affordability Under Resale Provisions

Under resale, §92.254(a) (5) (i) the HOME rule states that the period of affordability is based on the total amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

b. Period of Affordability Under Recapture Provisions

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded direct subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods:

If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:	The Period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Table 70- Minimum Affordability Periods

- Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate refinancing any existing debt with its HOME funds during the 2016-2017 Annual Action Plan year.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

1. Include written standards for providing ESG assistance (may include as attachment)

Cobb County will focus on the following eligible populations that can be assisted with ESG funds: persons at risk of becoming homeless and persons who are homeless. Even though these are the targeted populations, it is important to give assistance to those who are in the most need of funds.

Eligibility for Assistance

Each individual or family who is receiving assistance must first meet with a case manager or intake personnel who can determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI). Assets are counted for determining AMI eligibility. AMI is prospective and only counts income generated at that particular time. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; and (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

Staff Certification of Eligibility for Assistance

Cobb County will continue to use the Staff Certification of Eligibility for Assistance. The certification serves as documentation that the household meets all eligibility criteria for assistance, certifies that true and complete information was used to determine eligibility, and certifies that no conflict of interest exists related to the provision of ESG assistance. Each staff person determining ESG eligibility for a household must complete this Staff

Certification of Eligibility for every household, once the household is determined eligible for ESG assistance. The completed Staff Affidavit remains valid until a different staff person re-determines ESG eligibility. ESG Staff Certifications of Eligibility must be signed and dated by ESG staff and supervisors for each household approved for ESG assistance.

Homelessness Prevention Assistance

Although there are minimum requirements, HUD encourages grantees and subrecipients to target prevention assistance to individuals and families at the greatest risk of becoming homeless.

The target population for Cobb County will have the following risk factors:

- Eviction within 2 weeks from a private dwelling
- Sudden and significant loss of income
- Severe house cost burden (greater than 50% of income for housing costs)
- Pending rental housing foreclosure
- Credit problems that preclude obtaining housing

Rapid Re-Housing Assistance:

Rapid re-housing assistance is available for persons who are homeless according to HUD's definition of homeless.

The target population for Cobb County rapid re-housing will have the following risk factors:

- Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - Has a primary nighttime residence that is a public or private place not meant for human habitation;
 - Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)
 - Is exiting an institution where an individual has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The purpose of these funds is to assist eligible program participants to move into permanent housing and achieve housing stability. Therefore, Cobb County subrecipients providing

assistance will utilize a process to assess the level of service needed for all potential program participants, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG. Program participants who require longer-term housing assistance and services should be directed to agencies that can provide the requisite services and financial assistance.

Coordination

Cobb County will coordinate with the Continuum of Care (CoC) by attending and participating in the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. The Continuum includes several emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, mainstream service, and housing providers. In addition to bi-monthly meetings, there are several committees that also meet on a monthly basis to coordinate and establish policies. These committees include the Policy Council on Homelessness, and the CoC steering committee..

Determining and prioritizing eligibility

The County and its providers within the Continuum recognize that individuals and households must be prioritized to ensure that funding is distributed to best serve the needs of those who are homeless or at-risk of becoming homeless.

Subrecipients will perform intake and evaluate each individual and household on a case-by-case basis. They recognize that each case is different, and that the demographics throughout the county are so different so as to not be able approach potential clients with a "one size fits all strategy." To best prioritize those who are homeless or at risk of becoming homeless for rapid re-housing or homeless prevention funds, those who are at-risk of becoming homeless will need to show that they will become homeless if they do not receive ESG Homeless Prevention funds, and they must have also suffered an economic hardship to become at risk of losing their home.

Subrecipients may choose to prioritize homeless individuals and households who have been involved with their particular program for Rapid Re-housing assistance, although each individual and household will be evaluated before being able to receive funding.

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be documented evidence in the client files that determine:

- There is a lack of financial resources.
- There are no other housing options.
- There are no support networks.

Client share of rent and utilities costs

When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive up to 100% rental assistance for no more than the full amount of the rent, as stated on the lease.

Short Term and Medium Term Rental Assistance Duration

The County will require short-term and medium-term rental assistance to allow individuals and families to remain in their existing rental units or to help them obtain and remain in rental units they select. A lease must be in place in the program participants name for them to receive assistance.

Short-term rental assistance can only be used for three (3) months while medium-term rental assistance ranges from four (4) to 24 months. No program participant may receive more than 24 months of assistance under ESG, and each program participant must be evaluated every three (3) months to determine the amount of assistance needed.

Rental assistance may also be used to pay up to six (6) months of rental arrears for eligible program participants; however the six (6) months count towards the 24 month total. The rental assistance paid cannot exceed the actual rental cost, which must be in compliance with HUD's standard of "rent reasonableness." This means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program. Cost types are the categories of eligible HPRP financial assistance: rent from the client portion or the subsidy; security deposits, utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has not formally developed a coordinated assessment system however a committee of homeless service providers and the Marietta/Cobb Continuum of Care has formed a subcommittee to develop an outreach and intake system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CDBG Program Office publishes a notification of funding in the Marietta Daily Journal, the local newspaper, to announce the availability of program funds. Application notices are also emailed to the CDBG Program Office's wide network of stakeholders and posted on the Cobb County CDBG Program office website for organizations to download and apply for funding. These applications are then reviewed by an applications committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors. The applications committee makes recommendations to the Cobb County Board of Commissioners for final approval of funding allocations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CDBG Program Office requires subrecipient organizations to include homeless or formerly homeless individuals on the Board of Directors or other equivalent policymaking entity. Non-profit organizations recommended for PY2016 funding have procedures in place for homeless or formerly homeless persons to be involved with the program design and implementation.

5. Describe performance standards for evaluating ESG.

In consultation with the Cobb County Continuum of Care, the County will continue to use performance standards to measure the effectiveness at targeting those who need the assistance most. The following performance measures have been identified:

- Reduction in the number of people living on the streets or emergency shelters;
- Reduction in housing barriers and housing stability risks;
- Reduction in the number of individuals and families who become homeless;

- The percent of persons exiting the shelter where the destination is known;
- The percent of persons who exited to permanent housing for each component;
- Reduction in the number of people entering emergency shelters;
- Reduction in recidivism in shelters of persons that have already been housed; and
- Increased income and employment rates for rapid-re-housing clients.